

JANUARY 13, 2026



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

CITY COUNCIL MEETING TUESDAY, JANUARY 13, 2026, 7:00 P.M. RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

- A. This meeting will be held on January 13, 2026 at 7:00 PM in the Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

1. ROLL CALL

Council President Sideris called to order a regular meeting of the City Council at 7:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors Caroline Bays, Lisa J. Feltner, John G. Gannon, Nicole Gardner, Emily Izzo, Theophilus Offei, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis, City Manager, Mark Reich, City Attorney, Brendan T. McCarthy, Council Clerk, and Doug Newton, Municipal Policy Analyst.

2. PLEDGE OF ALLEGIANCE

3. ORGANIZATION

A. Selection of the City Council Vice President

Councilor Izzo made a motion to nominate Councilor Piccirilli as City Council Vice President and Councilor Gardner seconded.

The motion carried unanimously in a Voice Vote.

B. Selection of Seating Assignments for City Council Members

The seating assignments were updated.

4. PUBLIC FORUM

There were no participants in Public Forum.

5. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes from City Council Meeting November 25, 2025

Councilor Piccirilli moved to adopt the minutes and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

B. Minutes from City Council Meeting December 9, 2025

Councilor Piccirilli moved to adopt the minutes and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

6. PRESIDENT'S REPORT

A. Request to Send a Letter in Support of the Willow Park Project

President Sideris stated that the letter is in support of the Housing Authority to send their full application to the Executive Office of Housing and Livable Communities regarding the Willow Park project.

Councilor Piccirilli moved to authorize sending the letter and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

B. Authorize the Council President to Commence Negotiations with City Manager George Proakis on a Successor Employment Agreement

President Sideris asked for a motion to move up Item 10B as it coincides with this item.

Councilor Piccirilli moved to move Item 10B and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

President Sideris explained that this is the start of contractual obligations for a new agreement to retain City Manager Proakis' services.

City Manager Proakis stated that he appreciated the four year contract, which is set to end on August 14, 2026. Per agreement, he must notify his desire to commence on a new contract by February 12, 2026, so he is giving that notification now. The contract also states that they should reach a new agreement by May 14, 2026. He then stated that he very much enjoys his position and appreciates the opportunity to continue his work as City Manager.

Councilor Piccirilli moved to authorize Council President Sideris to begin negotiations and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

C. Committee Assignments of City Council Members

President Sideris read the new committee assignments for the councilors (attached).

D. Request to Refer all Outstanding Items: [Referrals Sheet](#)

President Siders requested each committee chair to review and update their committee's referrals.

E. Adoption of the Current Rules of the City Council as the Temporary Rules of the City Council and Referral to the Committee on Rules and Ordinances for Review of the City Council Rules

President Sideris stated that this process is done every two years to see if there is need of any updates on the rules.

Councilor Piccirilli moved to temporarily adopt the rules and to refer the review of them to the Committee on Rules and Ordinances. Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

7. PUBLIC HEARINGS

- A. Public Hearing and Vote on a Petition from Comcast for a Grant of Location in:

Arlington Street - To install fiber utility duct and manholes along the east side of the right-of-way consisting of two and/or four 4" diameter concrete encased PVC conduits underground approximately 200 feet north from Clarendon Street to Berkeley Street with riser connections to utility poles VZ9 and VZ10 and approximately 150 feet south from Clarendon Street with riser connections to utility poles VZ9 and VZ10.

Clarendon Street – To install fiber utility duct consisting of two sets of four 4" diameter concrete encased PVC conduits underground from private property at 25 Clarendon Street into and along the Clarendon Street right-of-way to Arlington Street. Secondly, to install electric utility duct consisting of two 4" diameter concrete encased PVC conduit underground from a utility pole on the north side of Clarendon Street property across the Clarendon Street right-of-way onto the 25 Clarendon Street property.

This work is proposed to provide electrical and telecommunication services to Comcast's facility at 25 Clarendon Street. We are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application.

Robert Rugman – Comcast – presented the petition for the grant of location.

Gail Boyd – 81 Arlington Street – Raised concerns for the scope of the work as the abutting houses do not have much frontage, and recent road work has caused damage to properties' foundations. She asked for more clarification on how the work will be done and how long it will take.

Robert Rugman responded that the conduits' locations will depend on the existing utilities, there will be a 2' wide trench that will go down about 3', that there will be management plan, and that the works should take about 10-15 days.

Councilor Piccirilli moved to adopt the petition for a grant of location and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

- B. Public Hearing and Vote on a Proposed Loan Order that the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
New building management system/HY AC controls	\$121,000

Insulation of top floor roof deck/attic space and adjacent walls	\$90,000
Acoustic ceiling tile replacement on third floor suites	\$120,000
Replacement of existing gas-filled roof top units with all electric air source heat pumps	\$740,000
Removal of gas lines and new electrical service for roof top units	\$85,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

City Manager Proakis stated that some of the line items on the item were targeted for FY27, but seeing as the building is opened up, it makes more sense to address necessary renovations now as opposed to closing the space just to open it back up for more renovations in the future.

Councilor Piccirilli moved to approve the Loan Order and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

- C. First Reading on a Proposed Loan Order that the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

City Manager Proakis stated that the funds will be used for an emergency backup generator which will support the school's network server, safeguard critical systems, and ensure continuity of services during outages.

Councilor Piccirilli moved to approve the loan order and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call vote.

- D. Public Hearing and Vote on a Proposed Ordinance adjusting the City Manager's salary

President Sideris stated that the City Manager's salary can only be adjusted via ordinance. He remarked on Mr. Proakis' high scores in his evaluation and stated that the new salary is set at \$244,658.

Councilor Piccirilli moved to approve the salary ordinance and Councilor Feltner seconded.

The motion carried unanimously in a Roll Call Vote.

8. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

A. Request for Authorization to Sign a Contract Extension Term – WeDriveU

City Manager Proakis stated that the item represented an extension for the Pleasant Street shuttle services beyond 3 years.

Councilor Piccirilli moved to authorize the City Manager to sign the contract extension and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

B. First Reading on a Proposed Loan Order that the sum of \$1,417,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
Highway Skid Steer	\$65,000
Snow and Ice Loader $\frac{3}{4}$ yard	\$107,000
Two (2) Cemetery Off-Road Utility Vehicles	\$30,000
Cemetery Backhoe	\$140,000
Park Division Skid Sterr	\$75,000
Traffic Supervisor Vehicle #C10	\$80,000
Highway Hot Box #49	\$300,000
Snow and Ice 4x4 Sander #37	\$320,000
Cemetery Dump Truck #202	\$100,000
Small Urban Forestry Bucket Truck	\$200,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

City Manager Proakis stated that equipment in this item is included in the CIP plan for FY25 and 26 and is consistent with conceptual recommendations.

C. First Reading on a Proposed Loan Order that the sum of \$510,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

Description	Amount
35 GVW Service Truck	\$170,000
Sewer Pump/Trailer	\$150,000
Service Response Truck #60	\$190,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

City Manager Proakis stated that these items are sewer division items and are consistent with conceptual recommendations in the CIP.

- D. First Reading on a Proposed Loan Order that the sum of \$80,000 is appropriated to pay costs of purchasing a utility truck for the Department of Public Works, as more fully described in line 49 of the Annual Budget for fiscal year 2026, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

City Manager Proakis stated that this item relates to the water division and is consistent with recommendations in the CIP.

9. REPORTS OF COMMITTEES

- A. Committee on Climate and Energy Report regarding its meeting on December 1, 2025 - Palomba, Chair

Councilor Palomba read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

- B. Committee on Public Works Report regarding its meeting on December 15, 2025 - Piccirilli, Chair

ACTION ITEM: To request that the City Council President schedule an informational presentation allowing public comment on the draft MAPC plan at a future City Council meeting

Councilor Piccirilli read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

Councilor Piccirilli moved to approve the action item in the report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

- C. Committee on Economic Development and Planning Report regarding its meeting on December 16, 2025 – Feltner, Chair

Councilor Feltner read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

10. COMMUNICATIONS FROM THE CITY MANAGER

- A. Request for Confirmation of Appointments to the Environment & Energy Efficiency Committee

City Manager Proakis requested confirmation of appointment for Susan LaDue and confirmation of reappointment for Laurel Shaider to the Environment & Energy Efficiency Committee.

President Sideris stated that this item gets referred to the Committee on Climate and Energy.

- B. Notification to Commence Successor Contract Negotiations

This item was addressed in the President's Report.

City Manager Proakis then stated that he is seeking a candidate to serve on the Residents' Advisory Committee. He then announced the return of the Watertown Civics Academy, the closure of buildings for MLK Jr. Day, and that the administration is working on pending items like BERDO and the admin code.

11. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS

There were no requests for information.

12. ANNOUNCEMENTS

Councilor Gardner announced the Unity Breakfast on MLK Jr. Day.

13. PUBLIC FORUM

Jocelyn Tager – Resident – Commented on aspects of the Committee on Climate and

Energy report. With regard to BERDO, she stated that currently there were only 15% of buildings reporting emissions in Watertown, which pales in comparison to surrounding communities, and speaks to the importance of needing an ordinance passed. She then spoke to the importance of green spaces and stated that a tree ordinance must be passed. (Submitted statement attached)

Angie Kounelis – 55 Keenan Street – Remarked that she hopes that contact information should be listed for the abutters of the grant of location.

14. RECESS OR ADJOURNMENT

Councilor Piccirilli made a motion to adjourn and Councilor Feltner seconded.

The motion was adopted unanimously in a Roll Call Vote.

The meeting adjourned at 8:04 p.m.

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above minutes were adopted by a vote of 9 for, 0 against, and 0 present on January 27, 2026.



Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large

Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

Theophilus Offei,
Councilor At Large

Lisa J. Feltner,
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

City Council Meeting
Tuesday, January 13, 2026 at 7:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. Willow Park Letter – Item 6A
2. Committee Assignments – Item 6C
3. Grant of Location – Comcast – Arlington/Clarendon – Item 7A
4. Loan Order - \$1,156,000 - Parker Building – Item 7B
5. Loan Order - \$95,000 - Phillips School – Item 7C
6. City Manager's Salary – Item 7D
7. WeDriveU Contract – Item 8A
8. Loan Order - \$1,417,000 – DPW - Item 8B
9. Loan Order - \$510,000 – DPW – Item 8C
10. Loan Order - \$80,000 DPW – Item 8D
11. Committee on Climate and Energy Report 25-12-01 – Item 9A
12. Committee on Public Works Report 25-12-15 – Item 9B
13. Committee on Economic Development and Planning Report – Item 9C
14. Request for Confirmation – WE3C – Item 10A
15. Notification of Successor Contract – Item 10B
16. Statement from Jocelyn Tager

**ADDENDUM TO THE
MINUTES OF THE JANUARY
13, 2026 CITY COUNCIL
MEETING**



City Council Meeting

Tuesday, January 13, 2026 at 7:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on January 13, 2026 at 7:00 P.M. Location: Richard E. Mastrangelo Council Chamber
 - B. This is an in-person meeting - any remote access is provided solely as a courtesy and may not be relied upon as alternative access. Therefore, any interruption in remote access technology shall not interrupt the meeting, and the meeting will proceed accordingly in person. In the event of such interruption, in-person attendance is available and encouraged.
 - C. The in-person meeting will also be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - D. The public may join the in-person meeting online: <https://watertown-ma.zoom.us/j/92991331344>
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- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. ORGANIZATION
 - A. Selection of the City Council Vice President
 - B. Selection of Seating Assignments for City Council Members
- 4. PUBLIC FORUM
- 5. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from City Council Meeting November 25, 2025
 - B. Minutes from City Council Meeting December 9, 2025
- 6. PRESIDENT'S REPORT
 - A. Request to Send a Letter in Support of the Willow Park Project
 - B. Authorize the Council President to Commence Negotiations with City Manager George Proakis on a Successor Employment Agreement
 - C. Committee Assignments of City Council Members

- D. Request to Refer all Outstanding Items: [Referrals Sheet](#)
- E. Adoption of the Current Rules of the City Council as the Temporary Rules of the City Council and Referral to the Committee on Rules and Ordinances for Review of the City Council Rules

7. PUBLIC HEARINGS

- A. Public Hearing and Vote on a Petition from Comcast for a Grant of Location in:

Arlington Street - To install fiber utility duct and manholes along the east side of the right-of-way consisting of two and/or four 4" diameter concrete encased PVC conduits underground approximately 200 feet north from Clarendon Street to Berkeley Street with riser connections to utility poles VZ9 and VZ10 and approximately 150 feet south from Clarendon Street with riser connections to utility poles VZ9 and VZ10.

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This work is proposed to provide electrical and telecommunication services to Comcast's facility at 25 Clarendon Street. We are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application.

- B. Public Hearing and Vote on a Proposed Loan Order that the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
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Removal of gas lines and new electrical service for roof top units	\$85,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

- C. Public Hearing and Vote on a Proposed Loan Order that the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.
 - D. Public Hearing and Vote on a Proposed Ordinance adjusting the City Manager's salary
8. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
- A. Request for Authorization to Sign a Contract Extension Term - WeDriveU
 - B. First Reading on a Proposed Loan Order that the sum of \$1,417,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
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Traffic Supervisor Vehicle #C10	\$80,000
Highway Hot Box #49	\$300,000
Snow and Ice 4x4 Sander #37	\$320,000
Cemetery Dump Truck #202	\$100,000
Small Urban Forestry Bucket Truck	\$200,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

- C. First Reading on a Proposed Loan Order that the sum of \$510,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

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35 GVW Service Truck	\$170,000

Sewer Pump/Trailer	\$150,000
Service Response Truck #60	\$190,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

- D. First Reading on a Proposed Loan Order that the sum of \$80,000 is appropriated to pay costs of purchasing a utility truck for the Department of Public Works, as more fully described in line 49 of the Annual Budget for fiscal year 2026, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

9. REPORTS OF COMMITTEES

- A. Committee on Climate and Energy Report regarding its meeting on December 1, 2025 - Palomba, Chair
- B. Committee on Public Works Report regarding its meeting on December 15, 2025 - Piccirilli, Chair

ACTION ITEM:

To request that the City Council President schedule an informational presentation allowing public comment on the draft MAPC plan at a future City Council meeting.

- C. Committee on Economic Development and Planning Report regarding its meeting on December 16, 2025 - Feltner, Chair

10. COMMUNICATIONS FROM THE CITY MANAGER

- A. Request for Confirmation of Appointments to the Environment & Energy Efficiency Committee
- B. Notification to Commence Successor Contract Negotiations

11. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS

12. ANNOUNCEMENTS

13. PUBLIC FORUM

14. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner,
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor

**CITY COUNCIL ATTENDANCE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to select Councilor Piccirilli as Council Vice President

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to adopt the minutes from City Council Meeting November 25, 2025

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to adopt the minutes from City Council Meeting December 9, 2025

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to authorize sending a letter in support of Willow Park



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

01/13/2026

Executive Office of Housing and Livable Communities
Attn: Public Housing Innovations Program & Multifamily Rental Programs
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Support for the Willow Park Redevelopment, Watertown MA

To Whom It May Concern:

I am pleased to provide this letter of support for the Watertown Housing Authority (WHA) and Preservation of Affordable Housing's (POAH) proposed Willow Park Redevelopment. This transformational project represents a rare opportunity to preserve and modernize deeply affordable housing in Watertown while adding urgently needed new affordable homes for individuals and families.

The Willow Park Redevelopment will replace 60 obsolete state-aided public housing units with 138 modern, energy-efficient, and accessible affordable rental homes for households earning up to 80% area median income (AMI). More than 65% of the new units will have two or more bedrooms, directly responding to the pressing need for family-sized housing in our community. The project also aligns with Watertown's climate and sustainability goals, advancing all-electric construction and Passive House-level performance in accordance with the Specialized Stretch Code.

The City of Watertown has demonstrated its strong commitment to this redevelopment through both zoning and financial commitments. In July 2025, the project received a Comprehensive Permit under Chapter 40B. In addition, local funding commitments include support from the Watertown Affordable Housing Trust and significant Community Preservation Act (CPA) funding, including predevelopment resources. These actions reflect broad municipal support and alignment with Watertown's priorities.

I understand that WHA and POAH are seeking funding and rental subsidies under the Public Housing Innovations Program and the Multifamily Rental Round, and I recognize that these state resources are essential to ensuring the successful redevelopment of this long-standing public housing community. The City Council fully supports these applications and encourages EOHLC to prioritize the Willow Park Redevelopment for the capital, operating, and tax credit resources required to advance the project to closing.

This redevelopment is a critical investment in housing stability, economic mobility, and environmental sustainability for Watertown residents. I respectfully urge EOHLC to support the Willow Park Redevelopment and help bring this vital project to fruition.

Sincerely,
Mark S. Sideris



Watertown City Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



Committee Assignments 2026-2027

	<u>Chair</u>	<u>Vice Chair</u>	<u>Secretary</u>
BUDGET AND FISCAL OVERSIGHT	Piccirilli	Izzo	Bays
RULES AND ORDINANCES	Gardner	Feltner	Gannon
CLIMATE AND ENERGY	Palomba	Bays	Offei
ECONOMIC DEV & PLANNING	Gannon	Piccirilli	Feltner
EDUCATION & SCHOOL SYS	Izzo	Gannon	Offei
HUMAN SERVICES	Palomba	Bays	Izzo
PARKS AND RECREATION	Offei	Palomba	Gardner
PERSONNEL & CITY ORG	Bays	Gardner	Gannon
PUBLIC SAFETY	Gardner	Piccirilli	Izzo
PUBLIC WORKS	Piccirilli	Feltner	Palomba
STATE, FEDERAL, & REG. GOVT.	Feltner	Offei	Gannon

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to temporarily adopt the current City Council Rules and refer the rules to the Committee on Rules and Ordinances for review.

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the grant of location in Arlington and Clarendon Street



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

RESOLUTION # |

2026 – R - |

BE IT RESOLVED: That the Watertown Department of Public Works has reviewed the attached petition by Comcast for consideration of a Grant of Location in:

Arlington Street - To install fiber utility duct and manholes along the east side of the right-of-way consisting of two and/or four 4" diameter concrete encased PVC conduits underground approximately 200 feet north from Clarendon Street to Berkeley Street with riser connections to utility poles VZ9 and VZ10 and approximately 150 feet south from Clarendon Street with riser connections to utility poles VZ9 and VZ10.

Clarendon Street – To install fiber utility duct consisting of two sets of four 4" diameter concrete encased PVC conduits underground from private property at 25 Clarendon Street into and along the Clarendon Street right-of-way to Arlington Street. Secondly, to install electric utility duct consisting of two 4" diameter concrete encased PVC conduit underground from a utility pole on the north side of Clarendon Street property across the Clarendon Street right-of-way onto the 25 Clarendon Street property.

This work is proposed to provide electrical and telecommunication services to Comcast's facility at 25 Clarendon Street. Said Grant of Location shall be subject to the following recommendations and conditions.

Standard Conditions

1. During construction, uninterrupted pedestrian access (or temporary pedestrian facilities) shall be provided at all times or an appropriate alternative path provided.
2. Please be aware that there may be utility infrastructure that is not shown on the plan and may be encountered in the field. If a conflict occurs between the proposed installation and existing City-Owned and/or private utility infrastructure, The City Engineer shall be contacted directly to discuss an appropriate resolution.
3. It is the sole responsibility of the Applicant, and their Contractor, to ensure that and City-Owned and or private utilities, if located within the limits of work should be properly marked and protected during construction activities.

The City of Watertown is not a member of Dig Safe and must be notified separately.

4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces shall be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, MAAB and City of Watertown standards.

6. All work within the Right of Way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to all applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.

7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices such as silt fence or straw wattles. It will be the sole responsibility of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.

8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and shall be kept in a neat and orderly fashion.

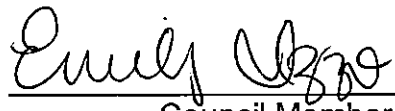
9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.

10. Contractor shall coordinate with City Health Department on rodent control requirements.

11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.

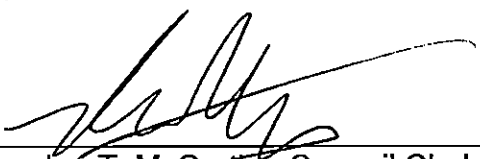
BE IT FURTHER RESOLVED: That the petitioner shall deposit sufficient cash surety as determined by the Superintendent of Public Works to be held in escrow until the Superintendent of Public Works is satisfied with the condition of repair and restoration of the street.

BE IT FURTHER RESOLVED: That a copy of said petition is forwarded to the City Clerk for processing.

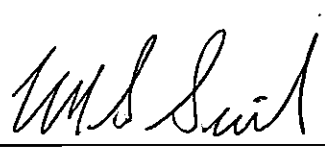


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above resolution was adopted by a vote of 9 for, 0 against, and 0 present on January 13, 2026.



Brendan T. McCarthy, Council Clerk



Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

NOTICE OF PUBLIC HEARING – COMCAST

Grant of Location: 25 Clarendon Street & Arlington Street Intersection

December 18, 2025

Dear Abutters:

The City Council of the City of Watertown will hold a public meeting on Tuesday, January 13, 2026 at 7:00 p.m. in the Richard E. Mastrangelo Council Chamber, 149 Main St., Watertown, MA along with remote opportunities for participation with public access provided as follows:

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=3>
- B. The Public may join the virtual meeting online:
<https://watertownma.zoom.us/j/92991331344>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344 #
- D. Public may also comment through email: vpiccirilli@watertown-ma.gov

On a petition from Comcast for consideration of a Grant of Location for the following installations:

Arlington Street - To install fiber utility duct and manholes along the east side of the right-of-way consisting of two and/or four 4" diameter concrete encased PVC conduits underground approximately 200 feet north from Clarendon Street to Berkeley Street with riser connections to utility poles VZ9 and VZ10 and approximately 150 feet south from Clarendon Street with riser connections to utility poles VZ9 and VZ10.

• Clarendon Street – To install fiber utility duct consisting of two sets of four 4" diameter concrete encased PVC conduits underground from private property at 25 Clarendon Street into and along the Clarendon Street right-of-way to Arlington Street. Secondly, to install electric utility duct consisting of two 4" diameter concrete encased PVC conduit underground from a utility pole on the north side of

Clarendon Street property across the Clarendon Street right-of-way onto the 25 Clarendon Street property.

This work is proposed to provide electrical and telecommunication services to Comcast's facility at 25 Clarendon Street. We are submitting the following recommendations and conditions for consideration by the City Council should the Grant of Location be approved for this application. A photo of the location of the proposed work is presented attached to this document.

Standard Conditions

1. During construction, uninterrupted pedestrian access (or temporary pedestrian facilities) shall be provided at all times or an appropriate alternative path provided.
2. Please be aware that there may be utility infrastructure that is not shown on the plan and may be encountered in the field. If a conflict occurs between the proposed installation and existing City-Owned and/or private utility infrastructure, The City Engineer shall be contacted directly to discuss an appropriate resolution.
3. It is the sole responsibility of the Applicant, and their Contractor, to ensure that and City-Owned and or private utilities, if located within the limits of work should be properly marked and protected during construction activities.
The City of Watertown is not a member of Dig Safe and must be notified separately.
4. The proposed scope of work requires a DPW Street Opening Permit through the Watertown DPW prior to the start of construction.
5. All disturbances to curbing, grass strips, sidewalks, walkways, and roadway surfaces shall be repaired in kind to the satisfaction of the City of Watertown DPW. If any existing sidewalk is proposed to be removed and replaced in full width, the restoration must be completed in accordance with all current ADA, MAAB and City of Watertown standards.
6. All work within the Right of Way shall require the Contractor to schedule and coordinate a police traffic detail. Traffic control and safety measures shall be implemented in adherence to all applicable OSHA requirements, Massachusetts DOT Work Zone Safety Guidelines and Part VI of the Manual of Uniform Traffic Control Devices.
7. All material stockpiled on roadways and/or roadway shoulders shall be protected with erosion control devices such as silt fence or straw wattles. It will be the sole responsibility of the Contractor to remove any sediment that enters the City drainage system as a result of the proposed work.
8. Equipment, staging, and stockpiles shall not be located in a manner so as to interfere with intersection sightlines and shall be kept in a neat and orderly fashion.
9. Public shade trees within and adjacent to the proposed work zone must be protected. The Contractor shall install individual tree protection on any public shade tree that may be impacted and the Contractor shall not stockpile material or equipment within the drip zone of a public shade tree.
10. Contractor shall coordinate with City Health Department on rodent control requirements.
11. An as-built survey shall be performed upon completion of the work and provided to the Department of Public Works.

Your participation is not necessary if you choose not to object to the above petition.

Sincerely,

Watertown City Council

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

Location Photos



View looking North on Arlington St



View looking South on Arlington St



View looking West on Clarendon St



View looking East on Clarendon St

Abutters to Comcast Cable Communication Mgmt, LLC Proposed Fiber Conduit Paths

49 CLARENDON ST - Property - X

watertownma.mapgeo.io/datasets/properties?abuttersDistance=&latlng=42.36512%2C-71.154225&panel=abutters&previewId=1510_5A_0&share=553ff350-b4c1-4274-9403-345f90ab9e12&zoom=19

Zoom To Share Print Property Quick Search

Search Selection Themes Markup Abutters

Abutters (17)

93 ARLINGTON ST
1511 33A 0

96 ARLINGTON ST
1237 29D 0

88 ARLINGTON ST
1237 2A 65

76 ARLINGTON ST
1237 2B C

71 ARLINGTON ST
1510 3 0

ARLINGTON ST
1510 1 0

22 CLARENDON ST
1511 21 42

14 CLARENDON ST
1511 23 40

10 CLARENDON ST
1511 25 37

79 ARLINGTON ST
1511 27 36

83 ARLINGTON ST #1
1511 28 35U1

83 ARLINGTON ST #2
1511 28 35U2

85 ARLINGTON ST
1511 29 34

87 ARLINGTON ST
1511 31 32

Created By Print
(11-06-2025
11:24 am)
0 views

Show desktop

Map of Watertown, MA showing property boundaries and fiber conduit paths. The map includes streets like Arlington St, Berkeley St, and Clarendon St. A red outline highlights a specific area, and an orange outline highlights another. A blue area represents a body of water.

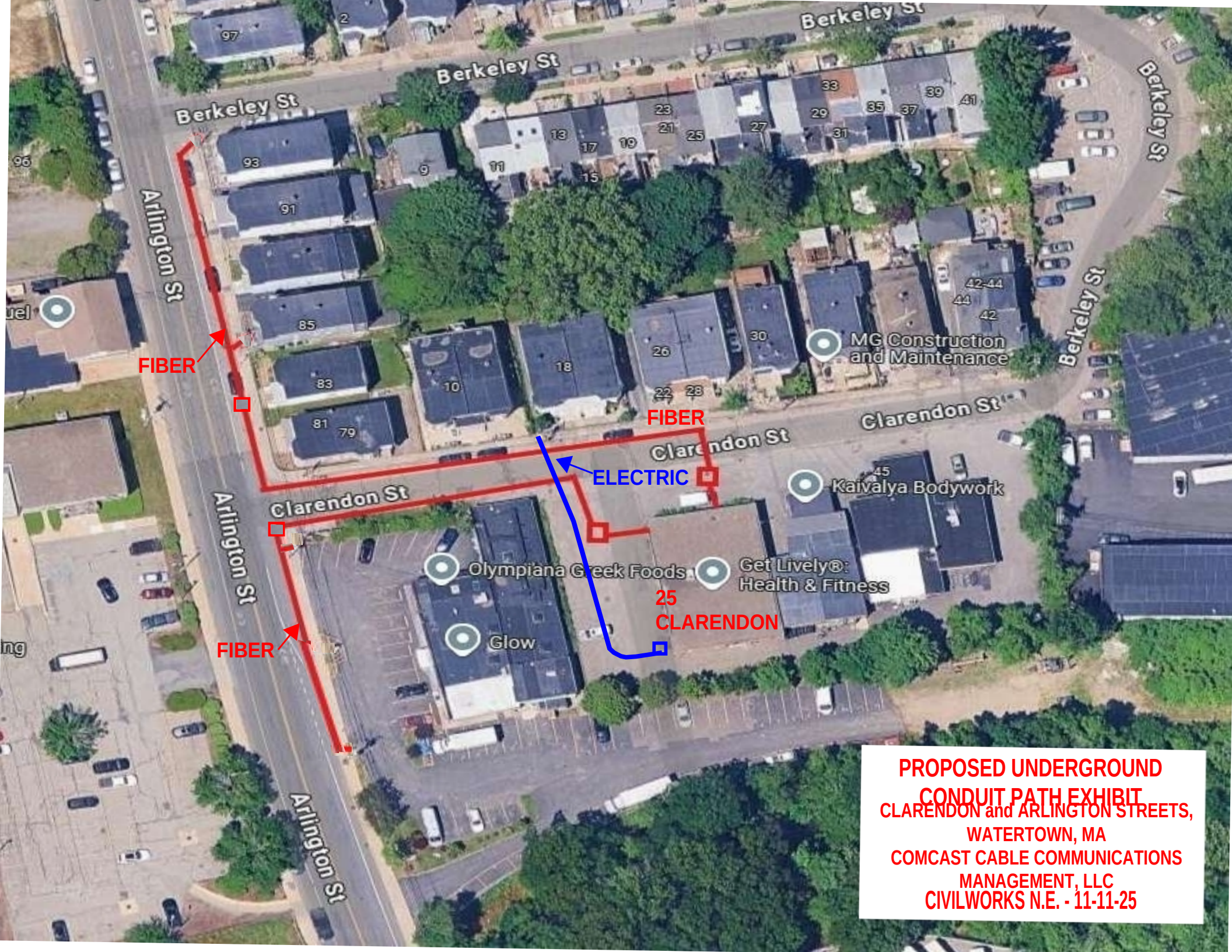
42.364303, -71.153141

Keyboard shortcuts Map data ©2025 Google 10 m Terms Report a map error

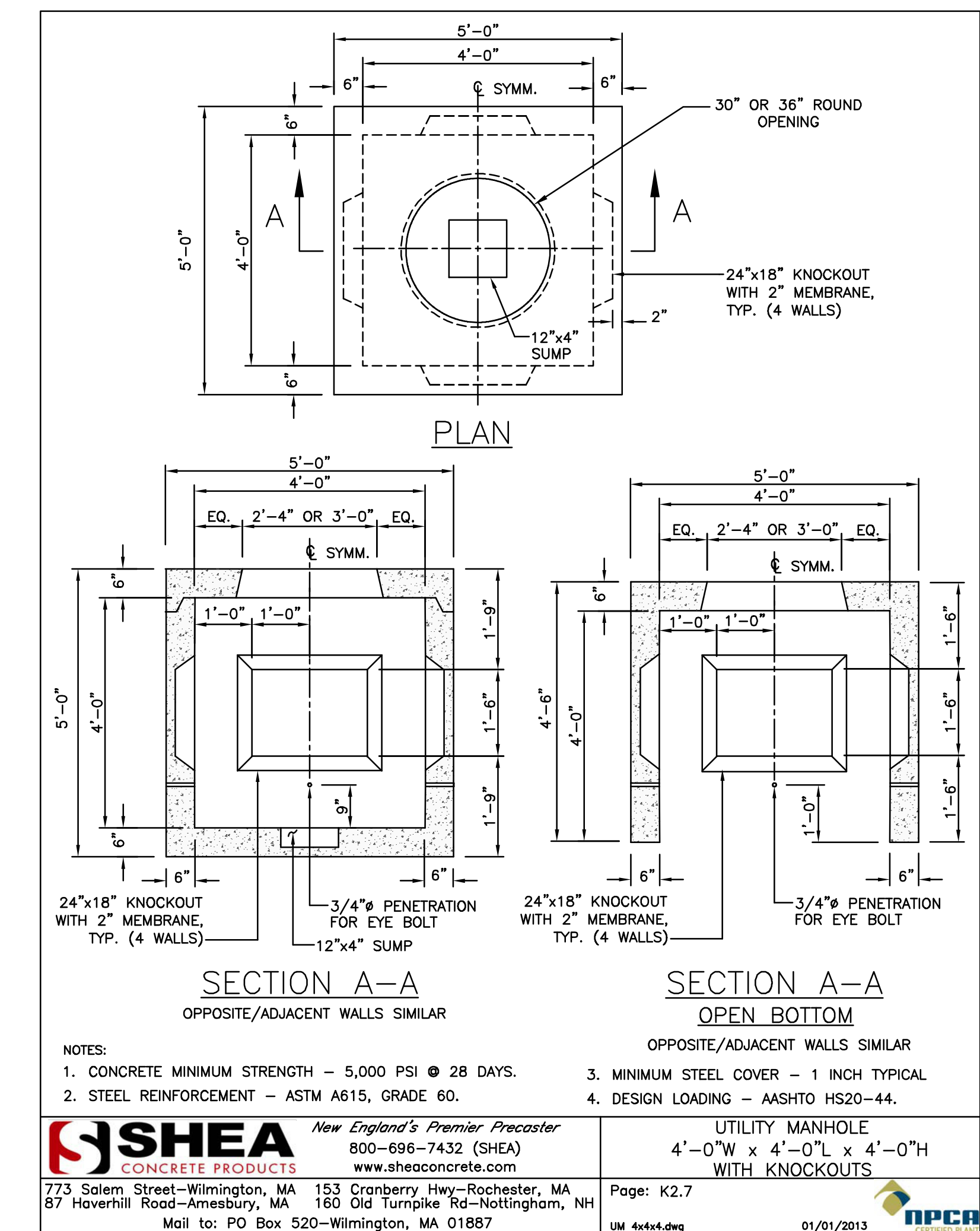
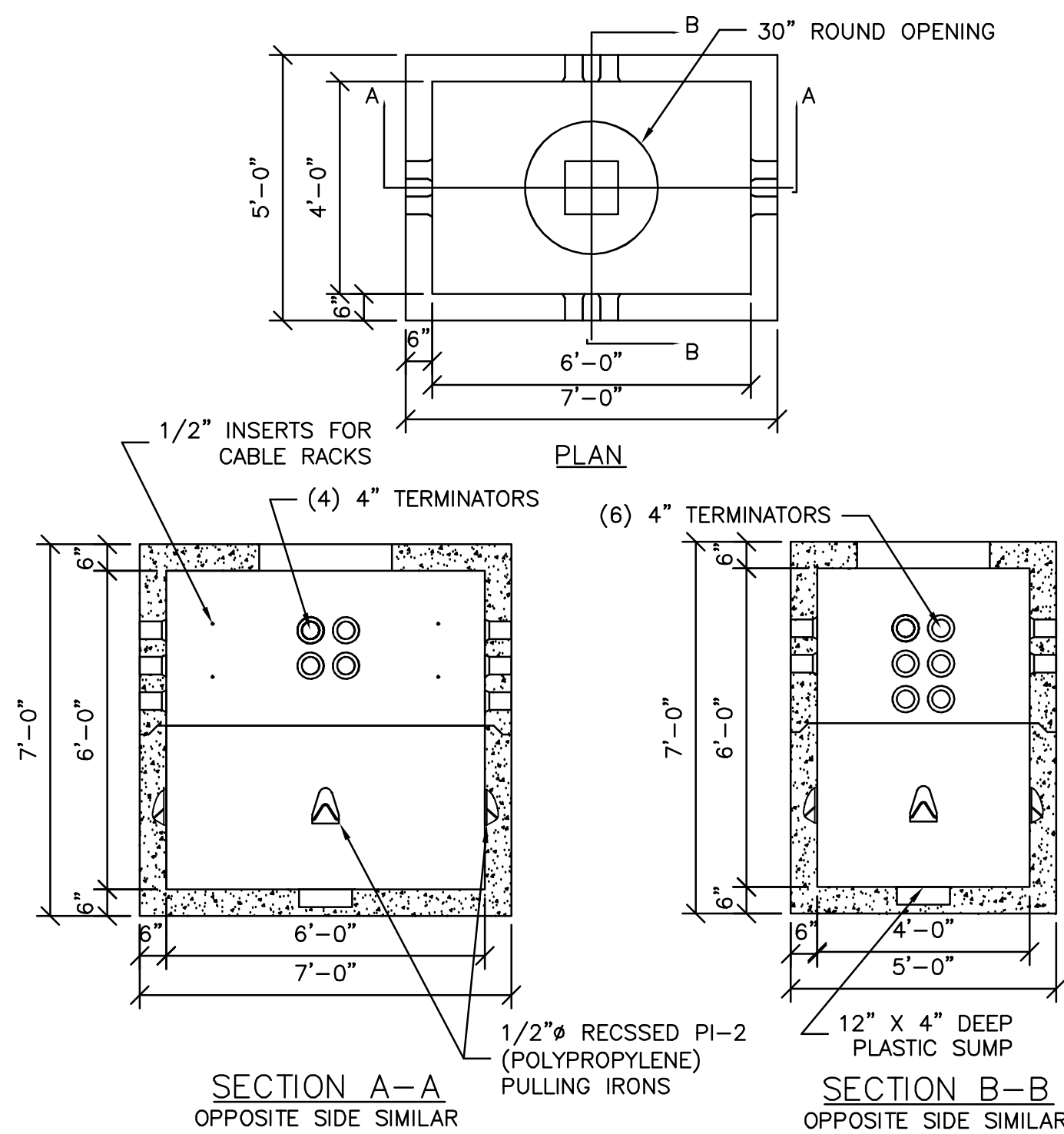
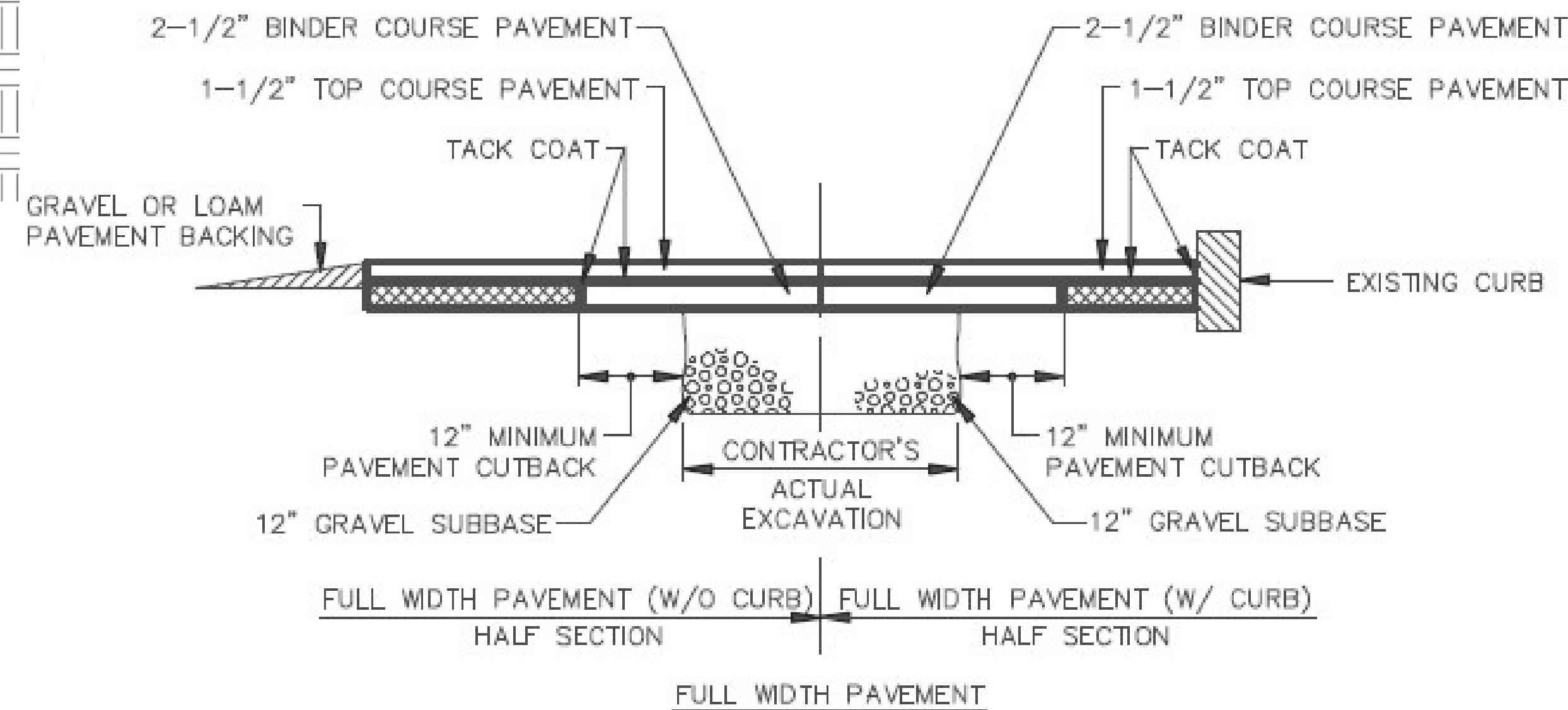
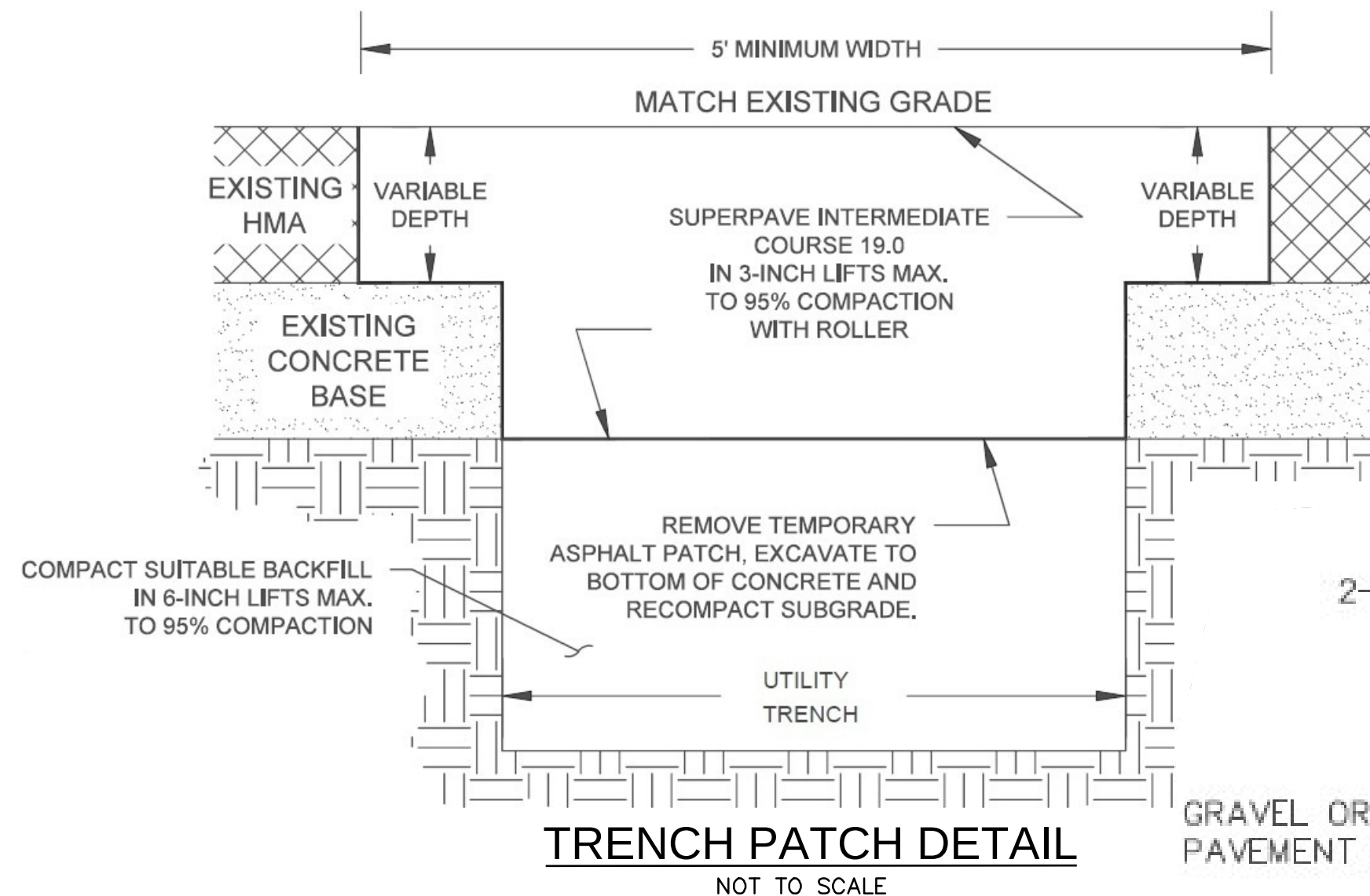
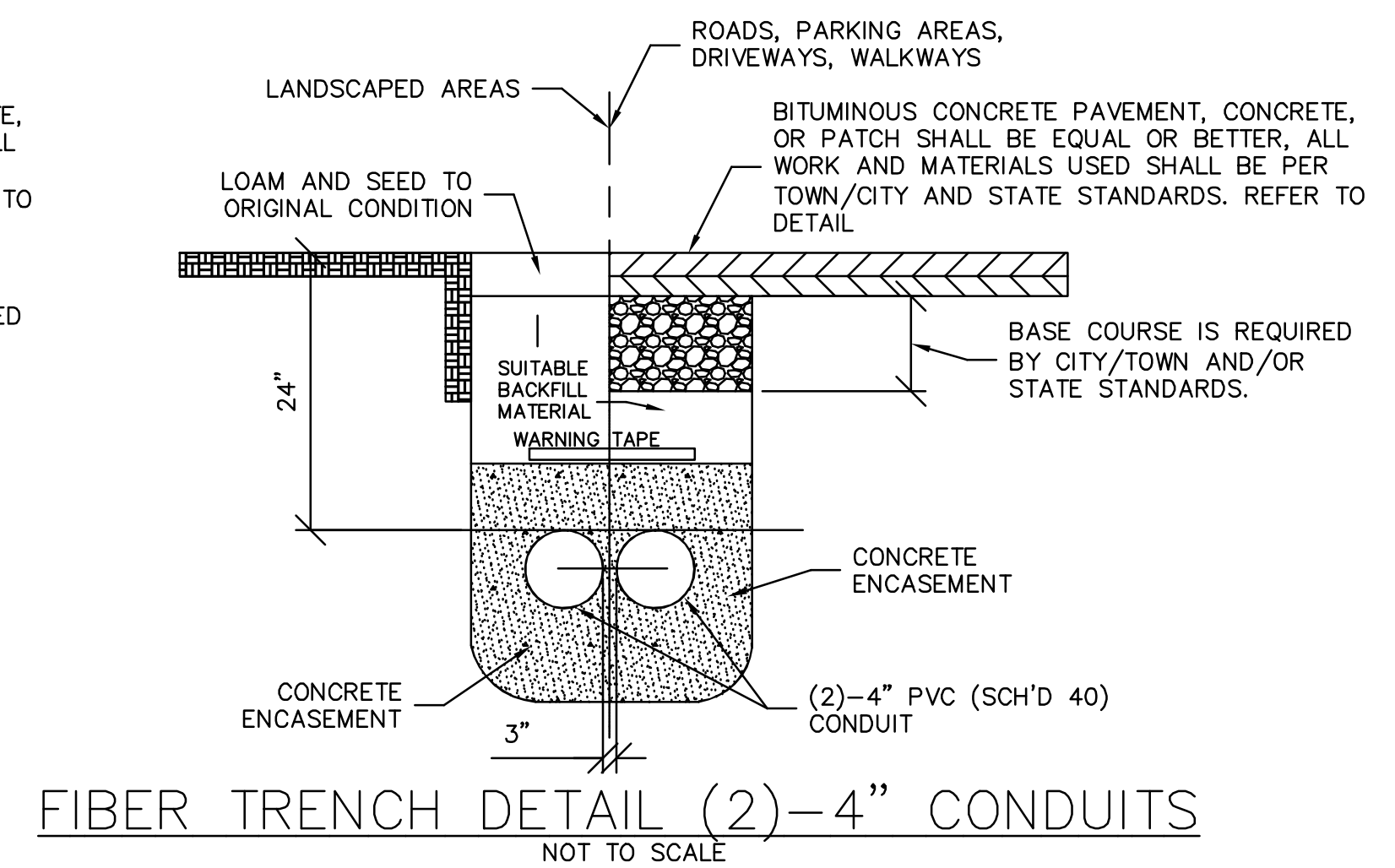
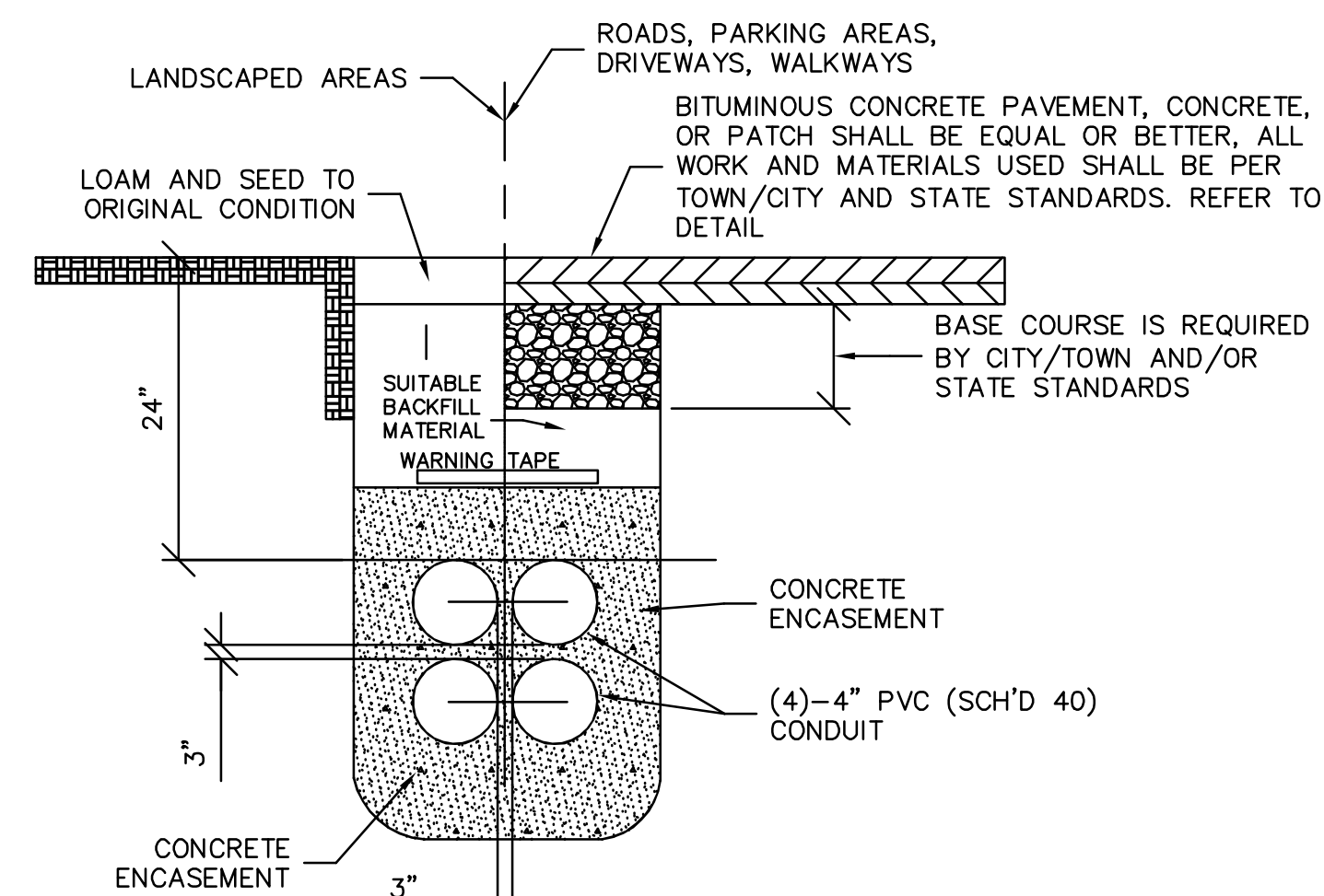
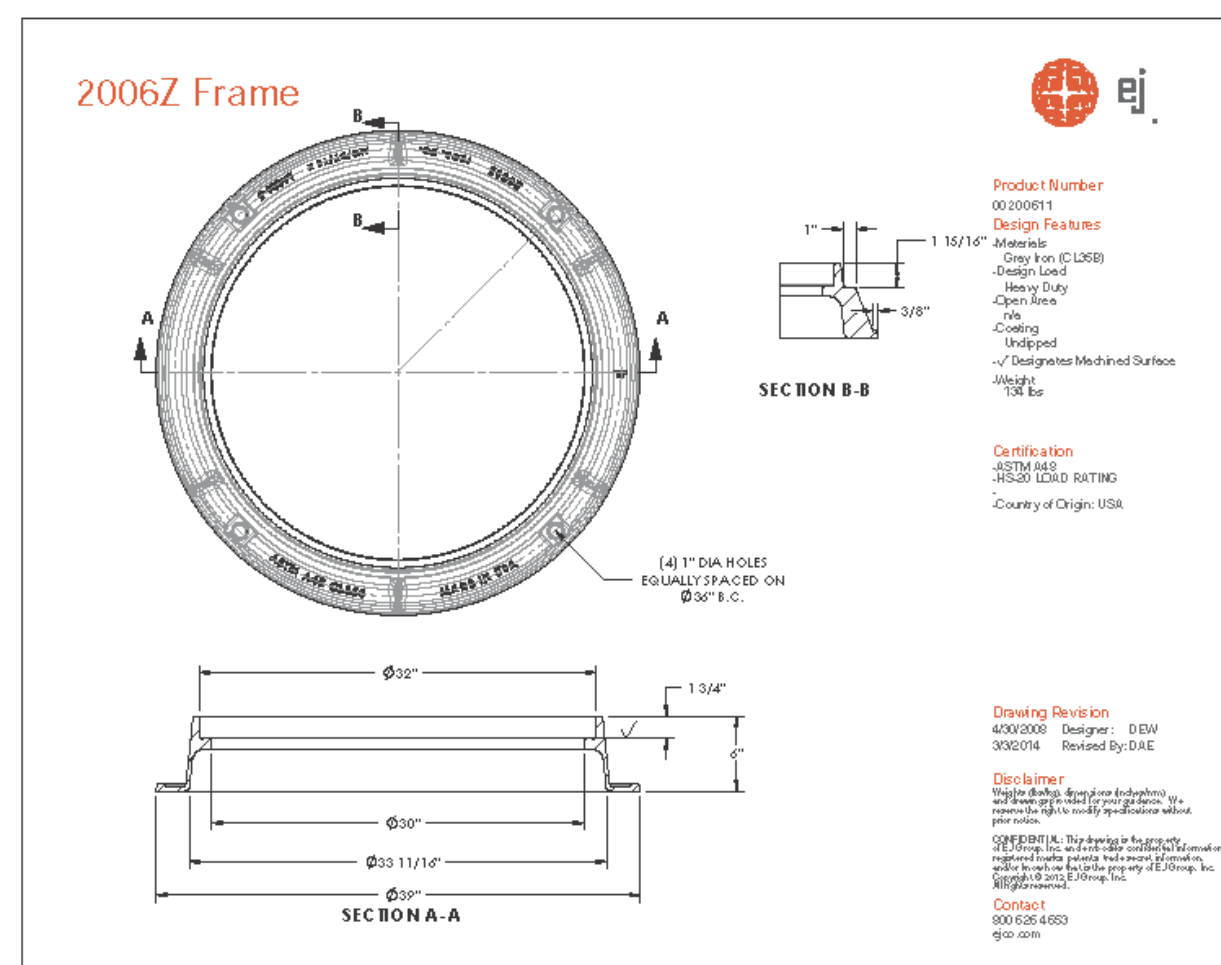
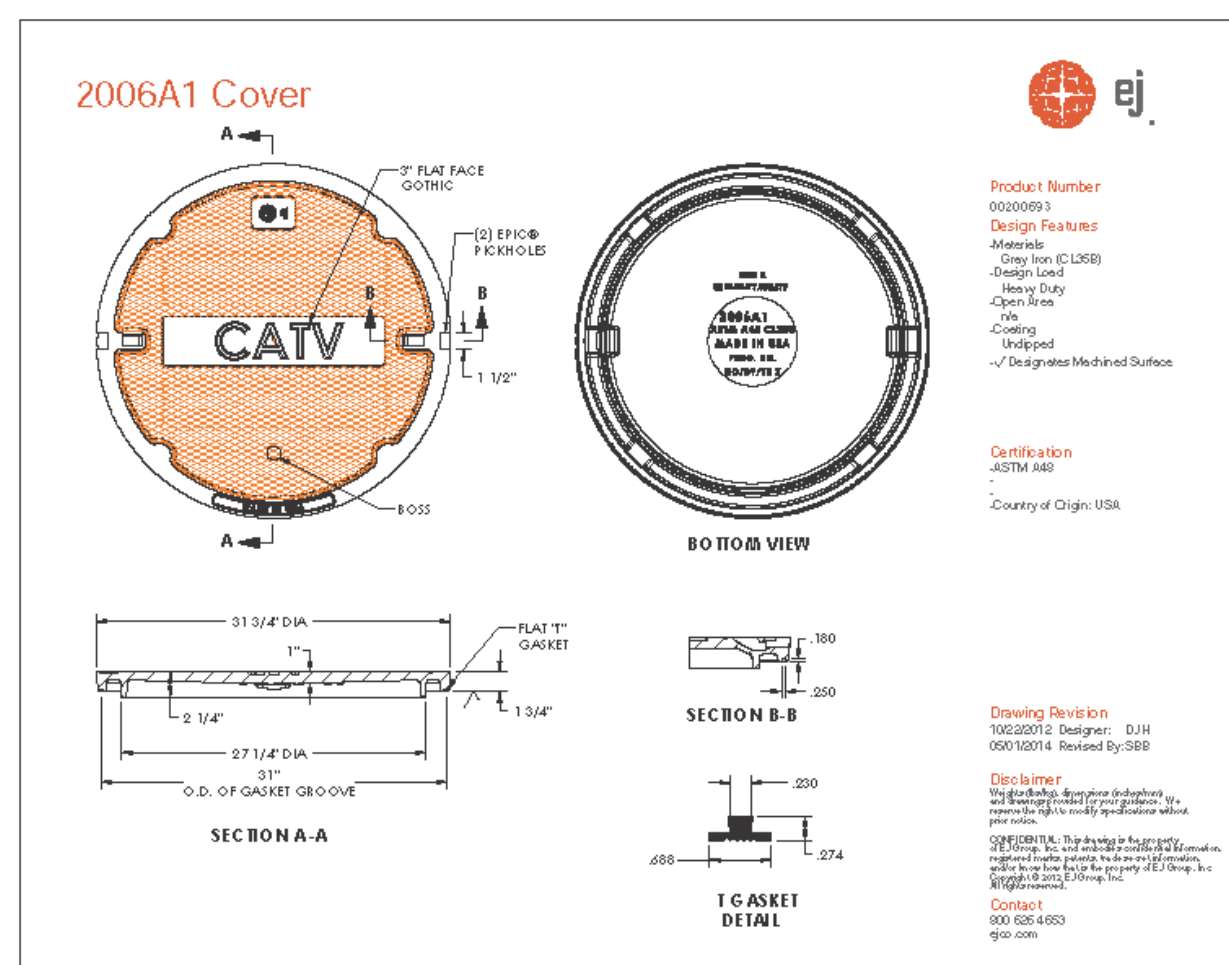
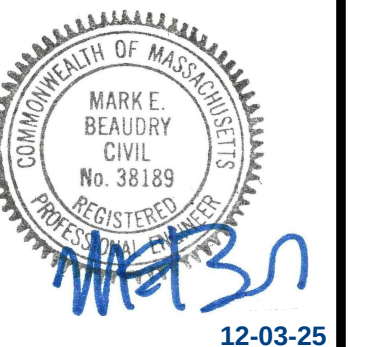
Search

Search

11:30 AM
11/6/2025



**PROPOSED UNDERGROUND
CONDUIT PATH EXHIBIT**
CLARENDON and ARLINGTON STREETS,
WATERTOWN, MA
COMCAST CABLE COMMUNICATIONS
MANAGEMENT, LLC
CIVILWORKS N.E. - 11-11-25

[illegible]

2	SITE LOCATION: 25 CLARENDON STREET WATERTOWN, MA	PREPARED FOR: COMCAST NEW ENGLAND REGION 5 OMNI WAY CHELMSFORD MA
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**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a loan order of \$1,156,000 for the Parker Building



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

ORDER # 2

2026 - O - 2

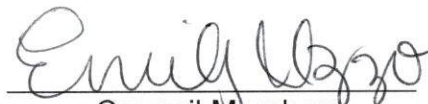
ORDER TO APPROVE THE BORROWING OF FUNDS FOR UPGRADES TO THE PARKER BUILDING

ORDERED: That the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto:

Description	Amount
New building management system/HY AC controls	\$121,000
Insulation of top floor roof deck/attic space and adjacent walls	\$90,000
Acoustic ceiling tile replacement on third floor suites	\$120,000
Replacement of existing gas-fired roof top units with all electric air source heat pumps	\$740,000
Removal of gas lines and new electrical service for rooftop units	\$85,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

BE IT FURTHER ORDERED: That a copy of said Order be forwarded to the City Auditor and City Treasurer/Collector


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above order was adopted by a vote of 9 for, 0 against, and 0 present on January 13, 2026


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: December 3, 2025

RE: Agenda Item – Proposed Loan Order

Attached is a request from the Department of Public Buildings for approval of up to \$1,156,000 in supplemental capital funds to advance critical upgrades at the Parker Building during current construction, avoiding higher costs and delays if deferred to FY27–FY28. Early investment will deliver improved comfort, energy efficiency, and sustainability while maximizing cost-effectiveness.

Proposed Scope of Work:

- New Building Management System (HVAC controls): \$121,000
- Roof deck/attic and wall insulation: \$90,000
- Acoustic ceiling tile replacement (3rd floor suites): \$120,000
- Replacement of gas-fired RTUs with all-electric air source heat pumps: \$740,000
- Removal of gas lines and new electrical service for RTUs: \$85,000

Approval of this funding will enable the Department to complete these upgrades efficiently while the building is open, ensuring improved performance, sustainability, and cost avoidance.

I respectfully request that the attached Loan Order be placed on the December 9, 2025 City Council Agenda for First Reading.

Thank you for your consideration.



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Chelsea A. Tryder
(617) 378-4209
ctryder@hinckleyallen.com

December 2, 2025

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – Parker Building Project Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of envelope and mechanical/energy system upgrades to the Parker Building:

ORDERED: That the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
New building management system/HVAC controls	\$121,000
Insulation of top floor roof deck/attic space and adjacent walls	90,000
Acoustic ceiling tile replacement on third floor suites	120,000
Replacement of existing gas-fired roof top units with all electric air source heat pumps	740,000
Removal of gas lines and new electrical service for roof top units	85,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

The order must be published at least five days prior to the holding of a public hearing with respect to the order and its final passage and requires the affirmative vote of at least two-thirds of all members of the City Council, as in the case of any other loan order for bonds.

Please call me if there are any questions about the suggested proceedings.

Sincerely,

/s/ Chelsea A. Tryder

Chelsea A. Tryder

WATERTOWN

MASSACHUSETTS



Watertown City Hall
149 Main Street, Watertown, MA 02472

December 1, 2025

George Proakis
City Manager
City of Watertown
149 Main Street
Watertown, MA 02472

Dear Mr. Proakis

The Department of Public Buildings is requesting approval for up to \$1,156,000 in capital funds per the below write-up provided by Chris Nixon, Assistant Director for Construction and Capital Projects:

To better and more effectively provide for envelope and mechanical/energy system upgrades while the Parker Building is opened up during construction (rather than FY27-FY28), the Department of Public Buildings is recommending supplemental funding in the amount of \$1,156,000 to fund four key elements:

- New BMS (building management system/HVAC controls): \$121,000
- Insulation of top floor roof deck/attic space and adjacent walls: \$90,000
- Acoustic ceiling tile replacement in 3rd floor suites: \$120,000
- Replacement of existing gas-fired RTUs (roof top units) with new all-electric air source heat pumps: \$740,000
- Removal of gas lines and new electrical service for RTUs: \$85,000
- Total supplemental request: \$1,156,000

Funding this work now will provide for a more comfortable and energy efficient Parker Building sooner, in lieu of subsequent demolition/construction with higher costs.

If you could please support this request and forward it to City Council for approval at the December 9, 2025 meeting.

Thank you,

Denise Moroney

Director of Public Buildings
617-686-3184



94 Reservoir Park Drive
Rockland, MA 02370
(617)-544-3200

12/01/2025

Solution: Parker Building Roof & Wall Insulation

Site: CITY OF WATERTOWN

Presented To:

Silas Fyler
CITY OF WATERTOWN
silas.fyler@watertown.k12.ma.us

Prepared By:

Tony Castro
Solutions Consultant
tcastro@inovisenergy.com

Inovis Energy, Inc, is a turn-key implementer of energy efficiency measures. We provide our clients with a streamlined approach to energy conservation projects that makes the process efficient, clear, and successful.

We have included the necessary information for review of the above-mentioned project in this report. We hope you find our analysis clear and concise. If there are any specific questions, or additional information requested, please let us know.

Tony Castro

Tony Castro
Solutions Consultant
Inovis Energy, Inc.



94 Reservoir Park Drive
Rockland, MA 02370
(617)-544-3200

Solution: Parker Building Roof & Wall Insulation

Proposed Scope of Work:

Currently, no insulation in the roof or walls.

Proposal is to install insulation in roof and walls for older building section.

A general description of work is as follows:

Install 3" Closed-Cell Foam Insulation - R-21 closed cell foam insulation.

Roof: 7,590 SF

Masonry Walls: 6,000 SF

No insulating paint included.

Clarifications, Omissions, and Assumptions:

Customer is required to ensure no one is at least 50 feet away from where we are spraying so most of that top floor will need to be vacant.

GENERAL:

Unimpeded access to the worksite needed.

All work is to be performed during normal working hours, Monday through Friday.

Inovis cannot be held responsible for any delays caused by weather, federal, state, or local officials, or any other circumstances beyond our control.

Inovis will not be responsible for any existing code violations that are present prior to the start of work.

Inovis can rectify any violations or code non-compliance, if you choose, on a time and materials basis separate from this quote.

Financials:

Location / EEM Description	Total	MassSave Rebate *	Total Less Rebates	kWh Savings	Electric Savings **	Therm Savings	Natural Gas Savings ***
EEM #1 - Install Attic & Wall Insulation	\$88,492	\$24,462	\$64,030	521	\$188	2,270	\$3,973
Totals	\$88,492	\$24,462	\$64,030	521	\$188	2,270	\$3,973
* PRESCRIPTIVE REBATE							
** ELECTRIC COST BASED ON \$.36/kWh							
*** NATURAL GAS SAVINGS BASED ON \$1.75/Therm							



Boston Globe Media

Order Confirmation

Brendan McCarthy
Watertown City Council
149 Main Street
Watertown, MA 02472

Thank you for placing your Legal Notice in The Boston Globe.

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Thank you,
Boston Globe Classified Sales

617-929-1314
Monday - Friday 9:30 am - 4:30 pm
legals@globe.com

Order Number	760928	Order Price	\$985.83
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	12/18/2025	Last Run Date	12/18/2025
Payment Type			

AD PREVIEW:

Legal Notice The City Council of Watertown hereby gives notice of a public hearing and vote to be held on Tuesday, January 13, 2026 at 7:00 PM in the Richard Mastrangelo Chamber Administration Building, 149 Main Street, Watertown, MA and online at the following link: https://watertown-ma.zoom.us/j/92991331344 which may be found on the City of Watertown's website, on a proposed Loan Order as follows: ORDERED: That the sum of \$1,156,000 is appropriated to pay costs of envelope and mechanical/energy system upgrades to Parker Building, including all costs incidental and related thereto: New building management system/HVAC controls - \$121,000 Insulation of top floor roof deck/attic space and adjacent walls - \$90,000 Acoustic ceiling tile replacement on third floor suites - \$120,000 Replacement of existing gas-fired roof top units with all electric air source heat pumps - \$740,000 Removal of gas lines and new electrical service for roof top units - \$85,000 and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor. Interested parties are encouraged to participate in this public hearing. A copy of the proposed Loan Order is available for inspection at the Administration Building, 149 Main Street, Watertown, MA 02472 in the City Clerk's Office Monday through Thursday 8:30 a.m. through 5:00 p.m., on Tuesday evening up to 7:00 p.m., and Friday 8:30 a.m. through 12:30 p.m., and on the City's website page: www.watertown-ma.gov.
--

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve a loan order of \$95,000 for the Phillips School



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

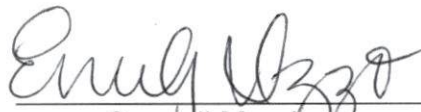
Phone: 617-972-6470

ORDER # 3

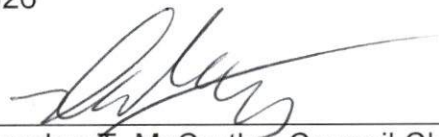
2026 - O - 3

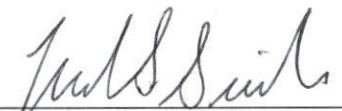
ORDER TO APPROVE THE BORROWING OF FUNDS FOR THE PHILLIPS SCHOOL SECURITY SYSTEM ENHANCEMENTS & GENERATOR

ORDERED: That the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.


Council Member

I hereby certify that at a Meeting of the City Council for which a quorum was present, the above order was adopted by a vote of 9 for, 0 against, and 0 present on January 13, 2026


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: December 3, 2025

RE: Agenda Item – Proposed Loan Order

Attached is a request from the Department of Public Buildings for approval of up to \$95,000 in capital funds, identified in line 238 of the FY2026–2030 School CIP under Security System Enhancements. This item has been included in prior CIP documents and reaffirmed by the City Council as noted in Conceptual Recommendation #9 of the FY2026-2030 CIP, confirming alignment with established priorities.

The funds will support installation of a standby generator and related equipment at Phillips School to provide emergency backup power for the Watertown Public Schools network server. This project will safeguard critical systems and ensure continuity of educational services during outages.

I respectfully request that the attached Loan Order be placed on the December 9, 2025 City Council Agenda for First Reading.

Thank you for your consideration.



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Chelsea A. Tryder
(617) 378-4209
ctryder@hinckleyallen.com

December 2, 2025

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – Security System Enhancements (Phillips School) Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of security system enhancements for the Phillips School:

ORDERED: That the sum of \$95,000 is appropriated to pay costs of the security system enhancements, including the installation of a standby generator and associated equipment, at the Phillips School, as more fully described in the City's Fiscal Year 2026 through 2030 Capital Improvement Plan, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

The order must be published at least five days prior to the holding of a public hearing with respect to the order and its final passage and requires the affirmative vote of at least two-thirds of all members of the City Council, as in the case of any other loan order for bonds.

Please call me if there are any questions about the suggested proceedings.

Sincerely,

/s/ Chelsea A. Tryder

Chelsea A. Tryder

WATERTOWN

MASSACHUSETTS



Watertown City Hall
149 Main Street, Watertown, MA 02472

November 21, 2025

George Proakis
City Manager
City of Watertown
149 Main Street
Watertown, MA 02472

Dear Mr. Proakis

The Department of Public Buildings staff is requesting approval for up to \$95,000 in capital funds as shown in line 238 of the School FY26 to FY30 CIP as "Security System Enhancements" for the installation costs of a standby generator and associated equipment at the Phillips School.

JC Lentine has provided the attached proposal dated November 7, 2025 which is for the installation of a standby generator to serve as an emergency power backup to protect the Watertown Public Schools network server against the effects of any loss of building power. The installation of a standby generator at Phillips will enable WPS to provide continual educational services to the school community in the event of a power outage.

If you could please support this request and forward it to City Council for approval at the December 9, 2025 meeting.

Thank you,

Denise Moroney

Director of Public Buildings
617-686-3184

JC LENTINE ELECTRIC SERVICE, INC.

ELECTRICAL AND FIRE ALARM CONTRACTORS
COMMERCIAL – INDUSTRIAL – MUNICIPAL – INSTALLATIONS
MASTER ELECTRICIAN LIC. A-16522

PHONE (617) 361-1500
FAX (617) 364-2006

54R WALTER STREET #6
HYDE PARK, MA 02136

November 7, 2025

Mr. Christian Nixon
Assistant Director
Construction and Capital Projects
Department of Public Buildings
124 Watertown Street, Suite 3F
Watertown MA 02472

PROPOSAL FOR INSTALLATION OF STANDBY GENERATOR and ASSOCIATED EQUIPMENT – PHILLIPS SCHOOL

Dear Chris:

We are pleased to provide the following proposal for your consideration:

Provide labor, equipment, and materials to install the pre-purchased standby diesel generator for the Phillips School as discussed and in accordance with the drawings prepared by Fitzemeyer and Tocci Associates for subject project.

The work will generally follow the provided drawings. Any deviation from the project drawings will result in a better quality of installation than specified, not a lesser quality.

Install all wiring in the building interior in EMT conduit with steel set screw fittings.

Mr. Christian Nixon
Proposal – Page Two
November 7, 2025

Install all underground wiring in schedule 40 PVC conduit. Emerge out of the ground or through concrete pads with galvanized rigid steel conduit and sweeps.

Install warning ribbon over underground conduits in trenches as required by code.

All wiring on the exterior of the building to be run in galvanized rigid steel conduit.

All wiring to be copper. All underground wiring to be type XHHW insulation. All interior wiring to be type THHN or XHHW insulation.

Install a 100 amp 3 phase, 4 wire feeder with equipment ground from the generator to the new automatic transfer switch. Install a 100 amp 3 phase, 4 wire feeder with equipment ground from existing panel MDP to the new automatic transfer switch. Install a 100 amp 3 phase, 4 wire feeder with equipment ground from the new automatic transfer switch to new panel OX-P1. Minimum wire size for these feeders to be #3 copper with #8 copper equipment ground.

Install and connect pre-purchased automatic transfer switch.

Provide and install (1) Siemens factory assembled panelboard for panel OX-P1 as specified. Panel to be 42 circuit, surface mount, top feed, 10,000 AIC, tin plated copper bus rated at 250 amps, 100 amp main breaker, door-in-door construction, with the following bolt-on breakers: (2) 2 pole 20 amp, (1) 2 pole 30 amp, (24) 1 pole 20 amp, and (12) bussed spaces.

Provide conduits from building to generator for remote annunciator, data, engine start circuit, and 120 volt power for block heater, battery charger, and louvers (if needed). 120 volt power circuits for the generator support circuits to be derived from future panel PP-X1.

Mr. Christian Nixon
Proposal – Page Three
November 7, 2025

Reconfigure existing circuits in existing panel MDP as needed to provide space for the normal power feed to panel OX-P1. Provide (1) 3 pole, 100 amp GE type TEY circuit breaker for this feed.

Provide (1) 2 pole, 100 amp breaker in existing panel MDP to refeed the existing circuit being moved to allow for the installation of the aforementioned 3 pole, 100 amp TEY breaker. It is assumed this breaker to be a GE type THQD22100. This proposal assumes the existing position specified to install the THQD22100 has the necessary bus extensions/hardware to accommodate the breaker. This proposal does not include breaker mounting hardware or bus kits.

Install pre-purchased generator remote annunciator in the ground floor lobby by the elevator as discussed.

Provide and install generator remote monitoring system with one year subscription service by Power Telematics as specified.

Receive, unload, uncrate, and provide crane and rigging services to install the pre-purchased generator on the concrete pad by others.

Provide UL listed liquid-tight flexible metal conduit connections from the underground conduits to the generator as needed.

Install external emergency stop button on the generator as required.

Install 4/0 copper ground ring with Cadweld connections and 3/4" x 10' copper clad ground rods around the generator pad as specified.

Provide a full tank of diesel fuel for the generator.

Coordinate with generator supplier for start-up, testing, and training.

Mr. Christian Nixon
Proposal – Page Four
November 7, 2025

Coordinate and work with the City of Watertown Department of Public Works as needed to perform the work.

Provide any necessary core drilling to complete the work.

Patch/fire-stop all holes through rated walls, ceilings, or floors created by this work.

Trace specified existing circuits per the project drawings to determine their current source. Refeed these circuits as specified from panel OX-P1. It is assumed that these circuits can be intercepted within the main electric room, removed from the panel(s) currently serving them, and connect them to the new circuits in junction boxes or wireways – NOT within the existing panels.

This proposal does not include supplying the generator, remote annunciator, or automatic transfer switch as those items have been pre-purchased.

This proposal does not include any cutting or patching of bituminous asphalt pavement, excavation, sand bedding, back-filling, compaction, reinforcing steel, concrete forms, concrete, or concrete placement and finishing.

This proposal is based on all work being performed during normal (non-holiday) work hours of Monday – Friday, 7:00 AM to 3:30 PM (or 6:00 AM – 2:30 PM), with Prevailing Wage Labor Rates based on our current contract with the City of Watertown being paid to all employees working on this project. All work will be performed by Massachusetts licensed electricians and/or state registered apprentices. All employees have completed the 10-Hour OSHA mandated training class.

Mr. Christian Nixon
Proposal – Page Five
November 7, 2025

This proposal includes a City of Watertown electrical permit with permit fee waived.

This proposal does NOT include the cost of any Surety Bonds if required. If a 50% payment bond is required, please **ADD: \$2,715.00** to the proposal amount below.

COST TO PERFORM THIS WORK: \$90,500.00

If you have any questions, require any additional information or would like to schedule the above work, please do not hesitate to contact me.

Very truly yours,

John C. Lentine

JCL

Order Confirmation

Brendan McCarthy
Watertown City Council
149 Main Street
Watertown, MA 02472

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Thank you,
Boston Globe Classified Sales

617-929-1314
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legals@globe.com

Order Number	760929	Order Price	\$783.99
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	12/18/2025	Last Run Date	12/18/2025
Payment Type			

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--

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to approve the City Manager's salary of \$244,658 effective July 1, 2025



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

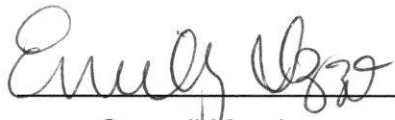
ORDINANCE # 4

2026 - O-4

AN ORDINANCE ESTABLISHING CITY MANAGER SALARY

WHEREAS, Section 3-3 of the City of Watertown Home Rule Charter provides that the City Manager shall receive such compensation as may from time to time be established for said office by ordinance.

NOW THEREFORE BE IT ORDAINED that the City Council of the City of Watertown hereby established the City Manager's annual salary as \$244,658 effective July 1, 2025 (Fiscal Year 2026).


Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above ordinance was adopted by a vote of 9 for, 0 against, and 0 present on January 13, 2026.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470

ORDINANCE #

2026 - O

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Council Member

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above ordinance was adopted by a vote of ___ for, ___ against, and ___ present on January 13, 2026.

Brendan T. McCarthy, Council Clerk

Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

John G. Gannon,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
Theophilus Offei
Councilor At Large
Lisa J. Feltner
District B Councilor

Caroline Bays,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor



Boston Globe Media

Order Confirmation

Brendan McCarthy
Watertown City Council
149 Main Street
Watertown, MA 02472

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Thank you,
Boston Globe Classified Sales

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Monday - Friday 9:30 am - 4:30 pm
legals@globe.com

Order Number	761113	Order Price	\$657.86
Sales Rep.	Jackson Kocak	PO No.	
Account	3028420	Payment Type	
Publication	Boston Globe	Number of dates	1
First Run Date	12/20/2025	Last Run Date	12/20/2025
Payment Type			

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--

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to authorize the City Manager to extend the WeDriveU contract



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: January 6, 2026

RE: Agenda Item – Authorization to Sign a Contract Extension Term

Please find attached correspondence from Steve Magoon, Assistant City Manager for Community Development and Planning, requesting approval of a contract extension for the Pleasant Street shuttle service with WeDriveU. This extension would continue the existing arrangement beyond the original contract term to allow sufficient time to secure a new vendor, which may or may not be the current provider.

I respectfully request that this item be placed on the City Council agenda for January 13, 2026, for favorable consideration.

Thank you for your attention to this matter.

Hand, JoAnna

From: Magoon, Steve
Sent: Monday, January 5, 2026 3:49 PM
To: Proakis, George
Cc: Mermell, Zeke; Knight, Julie; Hand, JoAnna
Subject: Fw: Pleasant St Shuttle Contract Date
Attachments: 2025-12-10 - MSA - Pleasant St and WeDriveU - Amend Rev.pdf

George, the attached is a contract extension for the Pleasant street shuttle service with We Drive U. This extends the existing arrangement beyond the original contract to allow enough time for us to secure a new vendor, which may be the same, TBD. This has been run thorough Julie as well. Let me know if you have any questions. Thanks

Steve Magoon

Assistant City Manager for Community Development and Planning
City of Watertown, Massachusetts

149 Main St, Watertown, MA 02472
(617) 715-8661
smagoon@watertown-ma.gov
Watertown-ma.gov

From: Mermell, Zeke <zmermell@watertown-ma.gov>
Sent: Monday, January 5, 2026 9:47 AM
To: Magoon, Steve <smagoon@watertown-ma.gov>
Subject: RE: Pleasant St Shuttle Contract Date

Hi Steve,

I think the contract extension (see attached) is ready for George to sign, pending your review. As we intended, the contract extension now includes this on page 2:

“3. Termination for Convenience. Either party may elect to terminate this Agreement in its entirety sooner than April 13 or 10, 2026, with a (thirty) 30-day written notice to the other party.”

Once signed, I'll be sure to get it back to WeDriveU.

Best,
Zeke

Zeke Mermell, AICP, LEED AP (he/him)

Senior Transportation Planner
City of Watertown, Massachusetts

124 Watertown St, Suite 2A, Watertown, MA 02472
617-972-6417 ext 15125
zmermell@watertown-ma.gov
watertown-ma.gov

**FIRST AMENDMENT TO EXTEND PLEASANT STREET SHUTTLE SERVICE
AND PROGRAM DEVELOPMENT AGREEMENT**

This Contract Extension Amendment (“Amendment”) is entered into as of the last date of signature below (“Effective Date”) by and between **the City of Watertown (“Client”)** and **WeDriveU, Inc. (“Contractor”)**.

RECITALS

WHEREAS, Client and Contractor are parties to a Shuttle Services Agreement governing operation of the Pleasant St Shuttle Program “the Project”, dated June 25, 2021.
 (“Agreement”);

WHEREAS, the parties acknowledge that the current Agreement term ends on February 13, 2026 ;

WHEREAS, Client has requested an extension of services for approximately 60 days beyond the February 13, 2026 end date, due to additional time required to complete the RFP process for future service procurement;

WHEREAS, Contractor has confirmed flexibility to extend the Agreement and has provided Year Four pricing applicable after January 2026 ;

WHEREAS, Client has expressly requested that the Agreement be amended herewithin;

WHEREAS, Client has expressly requested that Contractor prepare this Amendment to memorialize the extension ;

NOW, THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

1. Extension of Term

The Term of the Agreement is hereby extended beginning **February 14, 2026** and continuing through **April 13, 2026** (a 60-day extension).

If Client elects to align the ending to the prior Friday consistent with email discussions, the Term may alternatively end **April 10, 2026** upon mutual written confirmation.

2. Pricing

Beginning February 1, 2026 and for the duration of this extension period, the Agreement shall be billed according to the Year Four pricing schedule provided by Contractor on December 5, 2025, see **Exhibit A** .

All fees shall continue to be invoiced and paid in accordance with the Agreement.

3. Termination for Convenience. Either party may elect to terminate this Agreement in its entirety sooner than April 13 or 10, 2026, with a (thirty) 30-day written notice to the other party.

4. No Other Changes

Except as expressly modified herein, all other terms, conditions, service levels, and obligations of the Agreement remain unchanged and in full force and effect.

5. Counterparts

This Amendment may be executed electronically and in multiple counterparts, each of which shall be deemed an original, but all of which together constitute one instrument.

CLIENT:

City of Watertown

By: _____

Name: _____

Title: _____

CONTRACTOR:

WeDrive U, Inc.

By: _____

Name: Erick Van Wagenen

Title: CEO

Exhibit A

Greenpower

Annual Cost Summary	Year 4
Vehicle cost / Month	\$ 6,655.15
Backup Vehicle Cost / Month	\$ 1,032.57
GPS / Month	\$ 900.00
Insurance / Month	\$ 485.43
Washing & Cleaning / Month	\$ 1,420.55
Preventative Maintenance / Month	\$ 665.23
Vehicle Storage / Month	\$ -
Registration / Month	\$ 26.69
Corporate Support Services	
Project Management / Month	\$ 1,921.78
Total Fixed / Month*	\$ 13,107.39
Maintenance / Hour	\$ 2.32
Labor / Hour	\$ 50.12
Gross Profit / Hour	\$ 15.42
Total Variable / Hour**	\$ 67.85
Estimated Wifi Usage / Month	\$ -
Tolls / Month	\$ -
Estimated Fuel / Month	\$ -
Total Estimated Pass Through / Month***	\$ -
Estimated Hourly Cost	\$ 102.81
Annual Hours for Service	4,500.00
Estimated Annual Cost for Service	\$ 462,632



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 7, 2026

RE: Agenda Item – Proposed Loan Order

The Department of Public Works (DPW) requests approval to purchase essential vehicles and equipment needed to maintain and improve the City's infrastructure. These investments will enhance operational capacity across divisions and ensure efficient use of staff and resources.

The total request of \$1,417,000 reflects two previously identified conceptual recommendations, updated following a comprehensive fleet review and consultation with Division Heads. A full list of vehicles and equipment is detailed in the attached DPW memo.

1. Conceptual Recommendation #37 – FY26 Loan Order (\$1,000,000)

Original recommendation included five vehicle purchases. After reassessing fleet needs, DPW proposes replacing the previously requested Forestry Chipper Body with a Small Urban Forestry Bucket Truck, which better meets current operational demands.

2. Conceptual Recommendation #23 – FY25 Loan Order (\$417,000)

The original recommendation included the purchase of a Tree Chipper. Based on updated operational needs, DPW proposes substituting this item with a Skid Steer for the Parks Division.

Approval of these bond authorizations will allow DPW to replace aging equipment with modern, reliable assets, improving efficiency, strengthening response to weather and roadway conditions, and supporting forestry and cemetery operations. These investments are essential to sustaining City infrastructure, supporting public safety, and delivering high-quality municipal services.

I respectfully request that the enclosed Loan Orders be placed on the January 13, 2026 City Council Agenda for First Reading.

Thank you for your consideration.



28 State Street
Boston, MA 02109-1775
p: 617-345-9000 f: 617-345-9020
hinckleyallen.com

Chelsea A. Tryder
(617) 378-4209
ctryder@hinckleyallen.com

January 8, 2026

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – DPW Equipment Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing various items of departmental equipment for the Department of Public Works:

ORDERED: That the sum of \$1,417,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
Highway Skid Steer	\$65,000
Snow and Ice Loader ¾ yard	107,000
Two (2) Cemetery Off-Road Utility Vehicles	30,000
Cemetery Backhoe	140,000
Park Division Skid Steer	75,000
Traffic Supervisor Vehicle #C10	80,000
Highway Hot Box #49	300,000
Snow and Ice 4x4 Sander #37	320,000
Cemetery Dump Truck #202	100,000
Small Urban Forestry Bucket Truck	200,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

The order must be published at least five days prior to the holding of a public hearing with respect to the order and its final passage and requires the affirmative vote of at least two-thirds of all members of the City Council, as in the case of any other loan order for bonds.



CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Thomas Brady, Director of Public Works
DATE: January 7, 2026
RE: Vehicle Purchases for DPW Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works' ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$1,417,000:

Conceptual Recommendation #37 "Proceed with the FY26 \$1,000,000 proposed loan order for the Public Works Department, consisting of:

- Traffic Control Division Traffic Supervisor Vehicle #C10 at \$80,000
- Highway Division Hot Box #49 at \$300,000
- Snow & Ice 4X4 Sander #37 at \$320,000
- Cemetery Division Dump Truck #202 at \$100,000
- Forestry Chipper Body #74 at \$200,000

Upon review of the existing fleet and discussions with Division Heads, the immediate priority is to purchase a Small Urban Forestry Bucket Truck rather than the Forestry Chipper Body Truck as requested by the previous Superintendent of Public Works. Therefore, the Department of Public Works requests the following appropriation of funds:

- Traffic Control Division Traffic Supervisor Vehicle #C10 at \$80,000
- Highway Division Hot Box #49 at \$300,000
- Snow & Ice 4X4 Sander #37 at \$320,000
- Cemetery Division Dump Truck #202 at \$100,000
- Small Urban Forestry Bucket Truck \$200,000.

Conceptual Recommendation # 23 "Confirm the prior recommendation to proceed with the FY25 \$417,000 proposed loan order for the Public Works Department, consisting of:

- Highway Skid Steer at \$65,000
- Snow and Ice ¾ Yard Loader at \$107,000
- Cemetery 2 – Off Road Utility Vehicles totaling \$30,000
- Cemetery Backhoe at \$140,000

- Tree Chipper at \$75,000

Upon review of the existing fleet and discussions with Division Heads, the immediate priority is to purchase a Skid Steer for the Parks Division rather than the Chipper as requested by the previous Superintendent of Public Works. Therefore, the Department of Public Works requests the following appropriation of funds:

- Highway Skid Steer at \$65,000
- Snow and Ice ¾ Yard Loader at \$107,000
- Cemetery 2 – Off Road Utility Vehicles totaling \$30,000
- Cemetery Backhoe at \$140,000
- Park Division Skid Steer at \$75,000

If approved, these Bond authorizations will support the Departments' fleet maintenance and allow for the most effective use of our personnel and equipment to meet the needs of our community.



George J. Proakis
City Manager

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Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 7, 2026

RE: Agenda Item – Proposed Loan Order

The Department of Public Works requests City Council approval for loan orders totaling \$510,000 to purchase essential Sewer Division vehicles that will strengthen the Division's capacity to maintain and repair critical City infrastructure. These acquisitions align with the City's long-term capital plan and support Conceptual Recommendation #48 and #51, which reaffirms proceeding with the FY25 Sewer Enterprise Fund loan orders.

The \$750,000 in sewer system improvements referenced in Conceptual Recommendation #51 will be presented at a future City Council meeting.

I respectfully request that the enclosed Loan Order be placed on the January 13, 2026 City Council Agenda for First Reading.

Thank you for your consideration.



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hinckleyallen.com

Chelsea A. Tryder
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ctryder@hinckleyallen.com

January 8, 2026

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – DPW Equipment Bonds

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing various items of departmental equipment for the Department of Public Works:

ORDERED: That the sum of \$510,000 is appropriated to pay costs of purchasing the following items of departmental equipment for the Department of Public Works, including all costs incidental and related thereto:

<u>Description</u>	<u>Amount</u>
35 GVW Service Truck	\$170,000
Sewer Pump/Trailer	150,000
Service Response Truck #60	190,000

and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

The order must be published at least five days prior to the holding of a public hearing with respect to the order and its final passage and requires the affirmative vote of at least two-thirds of all members of the City Council, as in the case of any other loan order for bonds.

Please call me if there are any questions about the suggested proceedings.

Sincerely,

/s/ Chelsea A. Tryder

Chelsea A. Tryder



CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS

124 ORCHARD STREET

WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager
FROM: Mr. Thomas Brady, Director of Public Works
DATE: January 7, 2026
RE: Vehicle Purchases for DPW Sewer Enterprise Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works Water Division's ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$510,000:

Conceptual Recommendation #48 "Confirm the prior recommendation to proceed with the FY25 Sewer Enterprise Fund proposed loan order for \$320,000 consisting of:

- 35K GVW Service Truck at \$170,000
- Sewer Pump Trailer at \$150,000."

Conceptual Recommendation #51 "Proceed with the FY26 Sewer Enterprise Fund proposed loan order for \$940,000 consisting of:

- Sewer System Improvements at \$750,000
- Service Response Truck #60 at \$190,000."

Sewer system improvements at \$750,000 will be requested in a separate memo. This request covers the following:

- Service Response Truck #60 at \$190,000."



George J. Proakis
City Manager

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Office of the City Manager

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Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 7, 2026

RE: Agenda Item – Proposed Loan Order

The Department of Public Works requests City Council approval for loan orders totaling \$80,000 to purchase essential Water Division vehicles that will strengthen the Division's capacity to maintain and repair critical City infrastructure. These acquisitions align with the City's long-term capital plan and support Conceptual Recommendation #49, which reaffirms proceeding with the FY25 Water Enterprise Fund loan order for a utility truck.

I respectfully request that the enclosed Loan Order be placed on the January 13, 2026 City Council Agenda for First Reading.

Thank you for your consideration.



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p: 617-345-9000 f: 617-345-9020
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Chelsea A. Tryder
(617) 378-4209
ctryder@hinckleyallen.com

January 8, 2026

George J. Proakis
City Manager
Administration Building
149 Main Street
Watertown, Massachusetts 02472

RE: Draft Loan Order – Utility Truck

Dear George:

As requested, I suggest the following form of loan order to approve the borrowing of funds to pay costs of purchasing a utility truck for the Department of Public Works:

ORDERED: That the sum of \$80,000 is appropriated to pay costs of purchasing a utility truck for the Department of Public Works, as more fully described in line 49 of the Annual Budget for fiscal year 2026, including all other costs incidental and related thereto; and that to meet this appropriation, the Treasurer, with the approval of the City Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor.

The order must be published at least five days prior to the holding of a public hearing with respect to the order and its final passage and requires the affirmative vote of at least two-thirds of all members of the City Council, as in the case of any other loan order for bonds.

Please call me if there are any questions about the suggested proceedings.

Sincerely,

/s/ Chelsea A. Tryder

Chelsea A. Tryder



CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS

124 ORCHARD STREET

WATERTOWN MA 02472

Thomas D. Brady
Director of Public Works

(P) 617-972-6420
(F) 617-972-6402

TO: Mr. George Proakis, City Manager

FROM: Mr. Thomas Brady, Director of Public Works

DATE: January 7, 2026

RE: Vehicle Purchases for DPW Water Enterprise Operations

This memo is to request approval for the purchase of vehicles to enhance the Department of Public Works Water Division's ability to maintain and repair critical City infrastructure.

This request includes the following vehicles for a total of \$80,000:

Conceptual Recommendation #49 "Confirm the prior recommendation to proceed with the FY25 Water Enterprise Fund proposed loan order for \$80,000 for Utility Truck."

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the report of the Committee on Climate and Energy from its meeting on December 1, 2025



Climate and Energy Committee

December 1, 2025

Metrics Report Presentation.

On December 1, 2025, the Climate and Energy committee met in the City Council Chambers at 5:30PM. The purpose of the meeting was to hear a presentation on updated Metrics regarding the Climate Action Plan. Present were Councilor Palomba; chair, Councilor Bays; vice chair and Councilor Airasian; secretary. Also attending in Person were Syllas Fyler; Assistant Director for Energy Management, Katie Swan; Environmental Planner, Mia Kania; Sustainability Planner, Ernesta Krackiewicz, Carol, Jean Trubek, Debra Peterson, Councilor Gardner. Present on Zoom were Brian Heibeison, Eamon Dawes, Pat Rathbone, Susan Ladue, Nancy Hammett

Tony opened meeting stating that Laurel and her team have come up with new metrics for some of the action items. Since there has been several years since this was implemented, her team has looked at the metrics and with this new data, some goals could be adjusted accordingly.

These meetings have been happening every 6 months to provide consistent updates to the committee. And the presentation with all information is attached, however, some highlights are listed here.

- Watertown has secured a grant for \$900k rooftop solar on the DPW building.
- There are no more oil burners in city buildings and electrification at library is complete.
- 30 small businesses signed up for an energy assessment as well as 191 households.
- Berdo will be in front of Council sometime in January.
- City fleet is 12% electrified, on street charging study expected to wrap up early 2026.
- There have been 2 community meetings regarding Walker Pond. A third will be held in January for final conceptual review.
- A meeting held on Nov. 19th by DCR to get input on the current GSA site along Greenough Blvd.
- As a result of the trash strike, 100 additional residents signed up for the compost program.

Tony brought up the health and climate report and was hopeful that the proper department would implement some of the recommendations in that report.

As the presentation continued, discussion turned to the metrics of the 2022 plan and if they are still relevant. The Climate Action Plan is made up of 5 key metrics; each metric has overarching goals and actions to achieve that goal. Metrics are helpful to quantify how much progress has been made. A question the team asked was “Are the metrics in 2022 still appropriate for where we are today?”. They found that several tracking sources or data has changed on the metrics they were following. Because of this, a new metric would need to be created. Some of the original data was missing certain aspects they wanted to incorporate. The data they have now is more insightful, detailed and focused than what was previously published.

The question was raised, how are we going to integrate the information into the existing 5 years because we have new data?

Councilor Gardner suggested to keep the data source consistent. Especially if we change the source. If we do change the data source, we should go back 5 years to that specific source and plug it into the metric from the beginning. And could, in turn change the goal.

These comments were received favorably between committee members to allow the CAP to adjust and form more realistic goals dependent on more detailed data that has been found. A higher lever report was discussed once we get the 5-year plan. The thought was to have each goal highlighted (for example using colors green, yellow, red or a grading system A, B, F...) to show where we are in relation to each goal. Green meaning we are on or ahead of target, yellow meaning we are close but need to continue, red meaning we must do more. This will illustrate where our shortfalls are and where people can do more or where more resources can be allocated.

Meeting adjourned at 6:58pm

Anthony Palomba Chair	Caroline Bays Vice Chair	John M. Airasian Secretary
--------------------------	-----------------------------	-------------------------------



Resilient Watertown Climate & Energy Plan: Metrics Report Presentation

Watertown City Council Subcommittee on Climate and Energy
December 1, 2025

Silas Fyler

Asst. Director for Energy Management

Mia Kania

Sustainability Planner

Katie Swan

Environmental Planner & Conservation Agent





Agenda

Climate Plan Action Updates

Metrics Report

Purpose of Review

Report Overview

Section Overviews

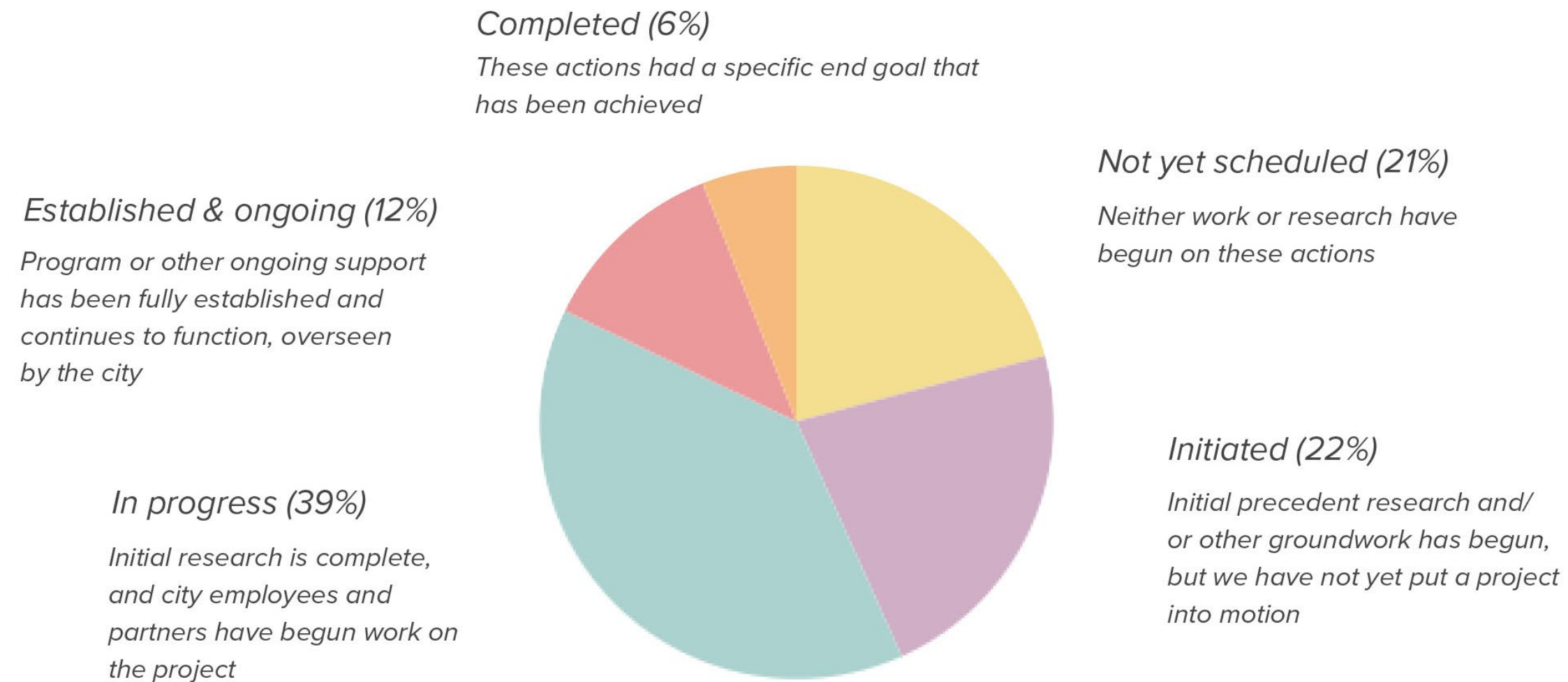


Climate Plan Action Updates



Overall Plan Progress

Implementation progress of 67 actions in the Climate and Energy Plan





Buildings & Energy Updates

Municipal Buildings & Operations:

- \$900K+ grant secured for rooftop solar on DPW building
- Last remaining oil burner removed from City building (cemetery)
- Electrification upgrades to Library (complete) and DPW (forthcoming)

Mass Save & Policy Work:

- 30 small businesses signed up for Small Business Energy Assessments (SBEA) upgrades this fall
- In 2025: 191 home energy assessments completed, 103 weatherization projects completed
- BERDO ordinance: staff received input from large building/development community and expert consultants; new draft submission to Council by end of year



Watertown Small Business Owners
MAIN STREETS
is **Coming to You September 15 - 19**

What to Expect:

- Energy experts from AECOM will assess your business' energy use and provide a list of recommended solutions
- They will talk to you about available incentives to implement the solutions

Benefits:

- Reduce energy usage
- Boost the safety and comfort of your customers and employees
- Help you reach your sustainability goals

For a limited time Eversource and National Grid will cover

UP TO 90%
on select efficiency solutions

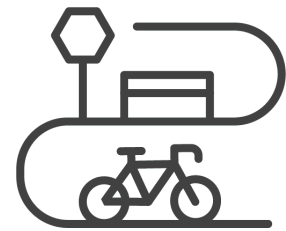


The City of Watertown is a Mass Save® Community First Partner, increasing participation in energy efficiency programs.

In Partnership with **AECOM**

WE ARE MASS SAVE®:
EVERSOURCE **nationalgrid**

Postcards were sent to all qualifying Watertown small businesses to advertise the Main Streets program, summer/fall 2025



Transportation & Mobility Updates

Electric Vehicles:

- City fleet now 12% electrified. Most recent additions include school, library, DPW, and police vehicles.
- On-street charging study and multifamily charging study expected to wrap up late 2025/early 2026 (provided by Leidos Consulting and MAPC, respectively; both were at no cost to the City)

Multi Modal Transit & Mobility:

- *Study to Improve City-Supported Mobility* completed October 2025-[final report here](#)
- Safe Streets for All grant awarded and work initiated



Local and state officials tour new bicycle infrastructure in Watertown and Cambridge, July 2025



Natural Resources Updates

Walker Pond:

- Community Meeting # 1 (August) was held to discuss existing conditions, gather feedback from residents, and ideation.
- Community Meeting # 2 (November) was held to discuss two conceptual designs, gather feedback from residents, and online surveys.
- Community Meeting 3 will be held in January (date TBD) for final conceptual design review.

GSA site updates:

- A public meeting led by the Department of Conservation and Recreation was held online on November 19, 2025, to discuss the proposed conceptual design for use of the former GSA site (located along the intersection of Greenough Blvd and Arsenal St).

WCG greenway maintenance/ invasive species grant received:

- The Watertown Community Gardens was awarded a MassTrail Grant from the State for a total of \$35,000 to bring in professionals for poison ivy removal and the creation of a comprehensive invasive species management plan (ISMP) for the years ahead.



One option presented to meeting participants for a renovated and reimagined future Walker Pond park





Infrastructure & Waste Updates

Waste Management:

- During the trash strike, an additional 100 residents signed up for the City's compost program
- The Swap Shop pilot program had three successful openings where we accepted donations and allowed folks to "shop", helping get good condition items out of the trash

Infrastructure:

- MA Department of Conservation & Recreation held a third public meeting to discuss dam removal alternatives for the Watertown Dam (including potential remodeling or removal) on November 20th, 2025.



Swap Shop Open

Saturday, October 4, 2025
10AM to 2PM

at the Watertown Recycle Center, 76 Stanley Ave.



Swap Shop as advertised on City of Watertown social media



Public Health & Community Preparedness Updates

Preparedness:

The *Climate and Health Vulnerability Assessment* completed October 2025 in collaboration with MAPC. Sustainability Team and Live Well Watertown will begin coordinating implementation in the coming months.

Food Access:

The Farmers' Market SNAP-HIP CSA program, in its 5th year, continues to grow and is now being offered year-round. The program is helping to address some of the identified barriers to accessing HIP including transportation (primarily an issue with seniors).



Fresh produce available at the farmers' market

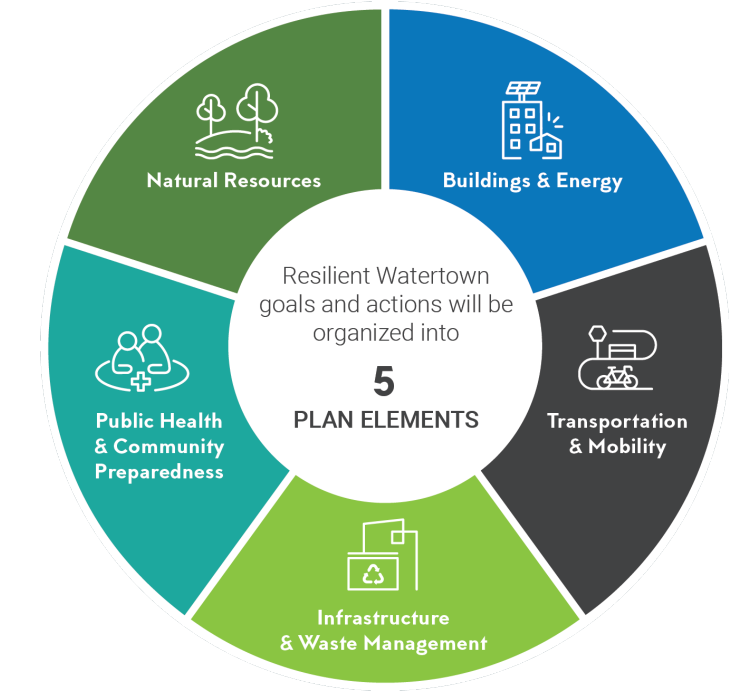


Climate and Energy Plan Metrics Report



CEP Plan Metrics

How the metrics relate to the Plan



5 sections
Each with a set of designated Climate Goals

Action items

Steps to take to achieve plan goals

	Action ID	Action
GOAL 1: By 2050, Watertown has achieved a net zero waste community status		
Strategy 1: Transition community attitudes and actions around consumption and disposal practices	IW 1.1	Create a bulk purchasing network for compostable and environmentally friendly goods among the commercial and industrial sectors
	IW 1.2	Design and implement an education and outreach campaign focused on reducing waste sent to the incinerator and the climate impacts of our current consumption patterns, including topics such as single use plastics and meat consumption
	IW 1.3	Create a convenient and free or affordable organics recycling program, setting annual goals for enrollment and engaging residents in education and outreach on the topic
	IW 1.4	Establish an Environmentally Preferable Purchasing policy (EPP) that focuses on reducing consumption, particularly of single use items within municipal government
	IW 1.5	Investigate opportunities to pursue a circular economy in Watertown or within the Metro Boston region (e.g., plastic item bans, grey water recycling, pay-per-bag program, additions to recyclable items)
GOAL 2: By 2050, Watertown's infrastructure is well maintained and resilient to the impacts of climate change		
Strategy 2: Systematically integrate climate change projections into the design of all new and upgraded infrastructure projects	IW 2.1	Require that all major new infrastructure and upgrades incorporate resilient design guidelines, such as Envision™, that take climate impacts into account over the lifespan of the infrastructure
	IW 2.2	Review and enhance current infrastructure maintenance systems and protocols to align with the needs of a changing climate
	IW 2.3	Advocate with partners for the safe removal of the Watertown Dam
	IW 2.4	Investigate local back-up power, microgrid, and battery options in coordination with utilities

Metrics

The best quantitative approximation of tracking how we are making progress in a given section

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Source
Tons of trash sent to incineration (tons)	2019	9,836	7,500	0	Mass DEP 2019 Municipal Solid Waste and Recycling Survey + Estimates
Household Waste Generation Rate (lbs / household / year)	2019	1,552	1,226	900	Mass DEP 2019 Municipal Solid Waste and Recycling Survey
Diversion rate (tons recycled/total tons waste generated)	2019	23.3% diversion	50%	100%	Mass DEP 2019 Municipal Solid Waste and Recycling Survey
Number of households signed up for food waste pick-up	2021	400 households (Black Earth compost)	2,500	10,000	Conversation with Greg St. Louis
Critical infrastructure in hazardous areas (e.g., flood plains)	2019	3 critical facilities in flood area			Watertown Hazard Mitigation Plan 2019 Update



CEP Plan Metrics

How the metrics relate to the Plan

To measure our progress, the 2022 Climate and Energy plan includes a set of metrics for each section (Buildings & Energy; Transportation & Mobility; Natural Resources; Infrastructure & Waste Management; and Public Health & Preparedness.)

These metrics are meant to help quantitatively measure progress toward our goals, strategies, and actions.

Multiple actions may be related to a single metric target and vice versa.

Example:

IW 1.2: Create an outreach campaign on reducing consumption across all categories

IW 1.3: Create an organics recycling program

IW 1.5: Investigate opportunities to pursue a circular economy in Watertown or within the Metro Boston region

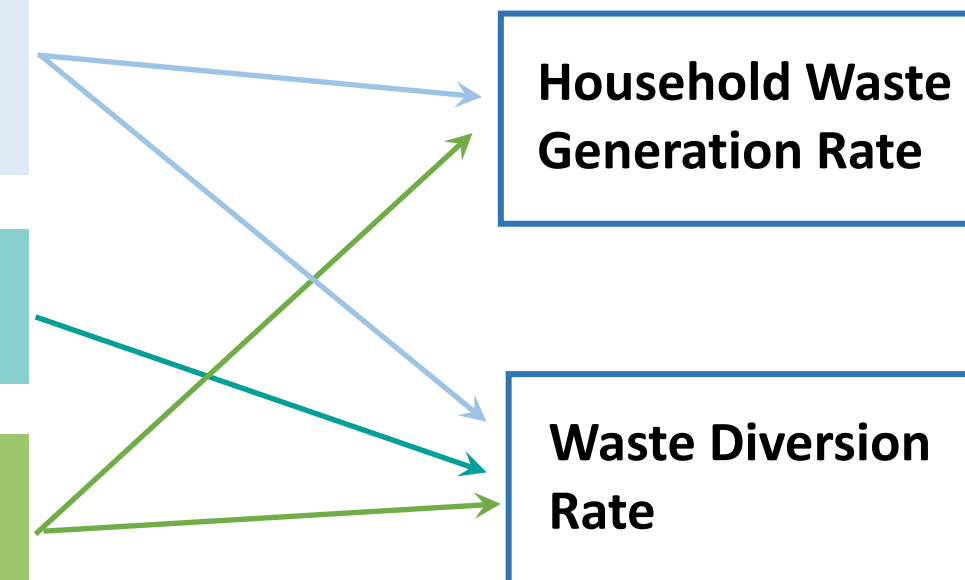
Household Waste Generation Rate

Waste Diversion Rate

Implementing the Plan Actions...

affects...

Plan Metrics





Purpose of the Review

Driving question: Are the metrics proposed in the 2022 plan still appropriate?

- Is each metric still useful for tracking long term progress and goals?
- Are the proposed data source is still viable and/or active?
 - If the original source is not viable, are we able to revise or find a different source?

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Source
Tons of trash sent to incineration (tons)	2019	9,836	7,500	0	Mass DEP 2019 Municipal Solid Waste and Recycling Survey + Estimates
Household Waste Generation Rate (lbs / household / year)	2019	1,552	1,226	900	Mass DEP 2019 Municipal Solid Waste and Recycling Survey
Diversion rate (tons recycled/total tons waste generated)	2019	23.3% diversion	50%	100%	Mass DEP 2019 Municipal Solid Waste and Recycling Survey
Number of households signed up for food waste pick-up	2021	400 households (Black Earth compost)	2,500	10,000	Conversation with Greg St. Louis
Critical infrastructure in hazardous areas (e.g., flood plains)	2019	3 critical facilities in flood area			Watertown Hazard Mitigation Plan 2019 Update



Report Overview

Key Takeaways

Some of the initially-proposed metrics were incorrect and/or outdated

While some metrics were trackable, they did not relate directly to the proposed actions in the Plan Element

Some metrics we were unable to report, because...

- The source changed/data is **no longer available** or not being gathered;
- The plan established a **new metric** that needs to be tracked;
- The data came from one of the City's plans (e.g., the Bike and Pedestrian Plan) and **has not been updated** in the intervening years since plan adoption.



Report Overview

Key Takeaways

We are making progress:

- Meeting goals for increasing open space and community garden plots
- Increased enrollment under the Black Earth composting program
- Adding more public EV charging stations across the City
- Increased enrollment for residents for emergency alert services

These are just a few examples!



Report Overview

What you will find in the report

Metrics Tables	Data	Analysis & Takeaways
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One for each plan section

How to read the tables in each section:

Original chart pulled from the 2022 Climate & Energy Report



Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Original Proposed Source
Potential solar capacity (# of rooftops)	3,209 rooftops	2019	4,256	6,700	Google Project Sunroof
Installed solar capacity (kW)	4,521	2021	33,600	112,000*	MassCEC Production Tracking System Reports
Estimated total solar electricity produced (MWh)	5,360	2021	38,400	128,000*	MassCEC Production Tracking System Reports
Number of gas/oil heated residential properties	9,625	2019	5,775	0	Watertown Assessor Database

Additional columns generated for this report



Most Recent Data	Updated Source	Proposed Update Frequency
7,400 (2024)	Google Solar Roof Project and Massachusetts Technical Potential of Solar	1 year
811,902 (2024)	Solar Massachusetts Renewable Target (SMART) program	1 year
	n/a	5 year
9701 (2023)	Unchanged	1 year

Grayed-out rows in this section indicate metrics we have determined to review on a 5-year basis and are thus not discussed in this report.

N/A in these tables means “not applicable”

*Exerpted metrics table for Buildings & Energy



Report Overview

What you will find in the report

Metrics Tables

Data

Analysis & Takeaways

One graph generated for each individual metric (excluding those that have been designated as 5-year metrics)

Number of households using heating fuel (gas/oil)

2030 Target: 5,775 | 2050 Target: 0

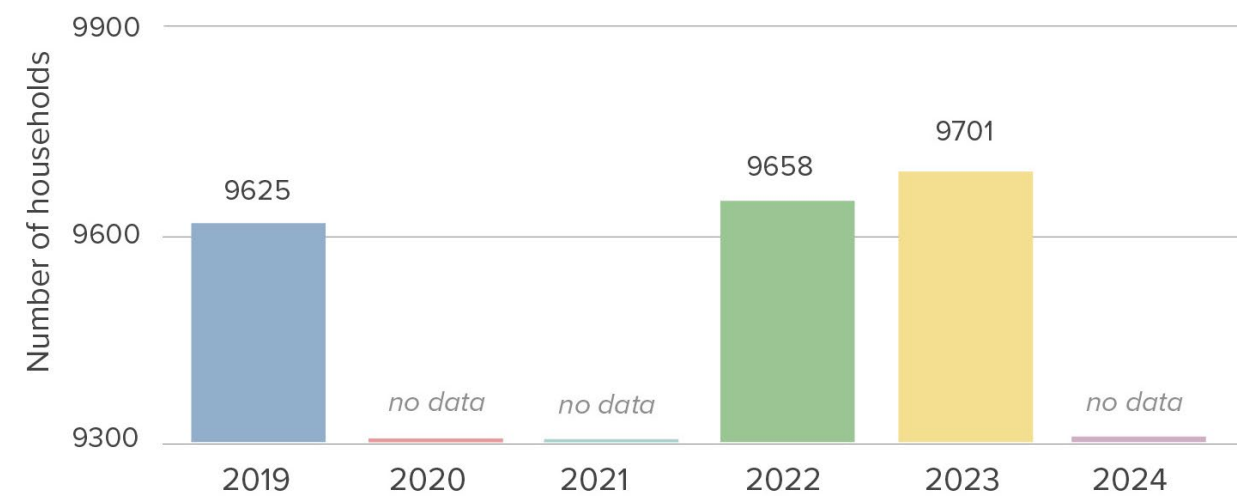


Figure 6: Estimated total number of households that have gas/oil as heating fuel between years 2019 and 2023 (source: City of Watertown Assessor's Office data) ¹

Number of commercial properties using heating fuel (gas/oil)

2030 Target: 312 | 2050 Target: 0

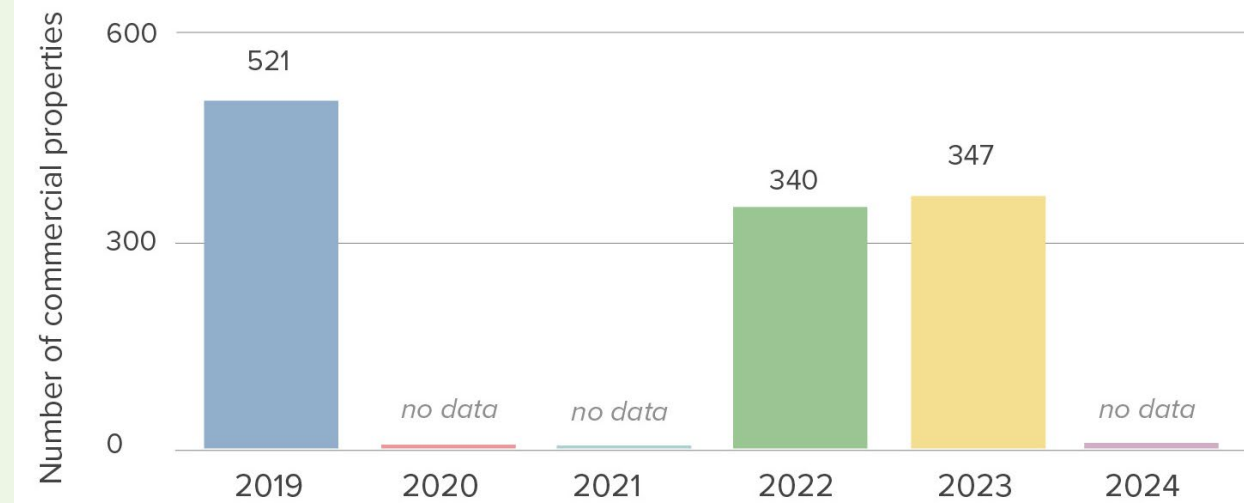


Figure 7: Estimated total number of commercial properties that have gas/oil as heating fuel between years 2019 and 2023 (source: City of Watertown Assessor's Office data)



Report Overview

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Metrics Tables

Data

Analysis & Takeaways

As appropriate; usually a group of key takeaways has been generated from a group of 1-3 related graphs:

Solar Capacity

- The data for both estimated solar capacity and installed solar capacity show a strong trend in year-to-year increases that surpass our 2030 and 2050 goals in both categories.

Note: For the purposes of this presentation, we will focus on key takeaways from the data analysis performed and presented in this report



Buildings & Energy

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Original Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Percent of income spent on energy for households within 0% to 30% of AMI	16% of income on energy (2% for those earning higher than AMI)	2018	8%	2%	US DOE Low Income Energy Affordability Database		n/a	5 year
Enrollment in Watertown Electricity Choice (%), enrollment in 100% renewable option (%)	>82% enrollment, 3% of users with 100% renewable option	2019	Increasing 100% Opt Up Participation		Watertown Electricity Choice	75% (total enrollment), 2% (100% renewable) 2024	MassPowerChoice	1 year
Potential solar capacity (# of rooftops)	3,209 rooftops	2019	4,256	6,700	Google Project Sunroof	7,400 (2024)	Google Solar Roof Project and Massachusetts Technical Potential of Solar	5 year
Installed solar capacity (kW)	4,521	2021	33,600	112,000*	MassCEC Production Tracking System Reports	811,902 (2024)	Solar Massachusetts Renewable Target (SMART) program	1 year
Estimated total solar electricity produced (MWh)	5,360	2021	38,400	128,000*	MassCEC Production Tracking System Reports		n/a	5 year
Commercial energy use intensity (EUI) For buildings >5,000 square feet (MMBtu/sq. ft.)	New Metric		To develop from disclosure reporting, with considerations for building use type.				n/a	n/a
Number of gas/oil heated residential properties	9,625	2019	5,775	0	Watertown Assessor Database	9701 (2023 data)	Same	1 year
Number of gas/oil heated commercial properties	521	2019	312	0	Watertown Assessor Database	347 (2023 data)	Same	1 year

*Maximum potential if all roof space utilized.

☐☐☐ New columns added for this report



Buildings & Energy

Metrics At-A-Glance

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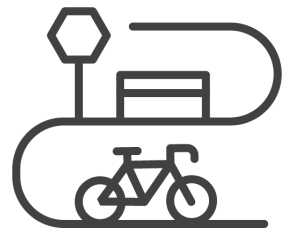
Buildings & Energy

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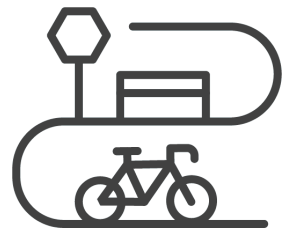


Transportation & Mobility

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year(s)	2030 Target	2050 Target	Original Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Residents who use sustainable mode (bike, walk, transit) to travel to work (%)	1 in 4 residents / 25%	2013-2017 ACS	50%	60%	US Census American Community Survey	See next page (2024)	Unchanged	1 year
Roads rated at a 4 or 5 stress level (# of miles)	6.9 Miles	2018	3.5 Miles	0	Bicycle and Pedestrian Plan		N/A	5 year
Total electric vehicles (%)	0.7%	2020	54%	100%	Watertown Excise Tax Records	4.7% (2024)	MassDOT Geo Vehicle Census data	1 year
Population within a ½ mile radius of a public EV charging station (%)	23%	2021	100%	100%	DOE Alternative Fuel Data Center	33% (2023)	US Census American Community Survey (US ACS) and US Department of Energy (DOE) Alternative Fuels Data Center)	1 year
Number of publicly accessible EV charging stations	17	2021	575	1,050	DOE Alternative Fuel Data Center	39 (2024)	Unchanged	1 year

☐☐☐ New columns added for this report

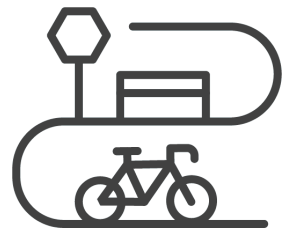


Transportation & Mobility

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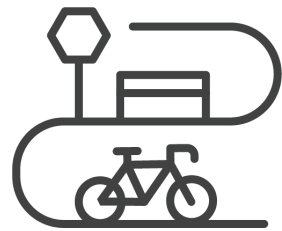


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Transportation & Mobility

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Natural Resources

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Original Proposed Source	Most Recent Data	Updated Source	Proposed Update Frequency
Open space per person (acres/1,000 people)	3.25 acres per 1,000 people	2020	5	10	Community Preservation Act Plan	15.3 acres (2023)	ACS data and Watertown Open Space and Recreation Plan	1 year
Tree Canopy Coverage (%)	20.89%	2016	23%	27%	MassGIS Land Use Land Cover data layer		n/a	5 year
Impervious Surfaces (%)	57%	2016	55%	50%	MassGIS Land Use Land Cover data layer		n/a	5 year
Public Trees in Good Health (%)	84%	2018	90%	100%	Trees for Watertown		n/a	5 year
Public Tree Sites Occupied (%)	49%	2018	75%	100%	Trees for Watertown		n/a	5 year
Area (sf) of school gardens and community gardens	20,350	2021	24,000	30,000	Field calculations	22,925 square feet (2024)	ACS data and Watertown Open Space and Recreation Plan	1 year

 New columns added for this report



Natural Resources

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Infrastructure & Waste

Metrics At-A-Glance

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Tons of trash sent to incineration (tons)	2019	9,836	7,500	0	Mass DEP 2019 Municipal Solid Waste and Recycling Survey + Estimates	8,403 (2024)	Watertown Recycling Coordinator	1 year
Household Waste Generation Rate (lbs / household / year)	2019	1,552	1,226	900	Mass DEP 2019 Municipal Solid Waste and Recycling Survey	1600.7 (2024)	Watertown Recycling Coordinator	1 year
Diversion rate (tons recycled/total tons waste generated)	2019	23.3% diversion	50%	100%	Mass DEP 2019 Municipal Solid Waste and Recycling Survey	30% (2024)	Watertown Recycling Coordinator	1 year
Number of households signed up for food waste pick-up	2021	400 households (Black Earth compost)	2,500	10,000	Conversation with Greg St. Louis	3,016 (2024)	Watertown Recycling Coordinator	1 year
Critical infrastructure in hazardous areas (e.g., flood plains)	2019	3 critical facilities in flood area			Watertown Hazard Mitigation Plan 2019 Update		n/a	5 year

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Infrastructure & Waste

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Public Health & Community Preparedness

Metrics At-A-Glance

Metric (unit)	Baseline Data	Baseline Year	2030 Target	2050 Target	Originally-Proposed Source
Number of census tracts with moderate or higher heat vulnerability score	2 of 6	2019	0	0	MAPC
Community members signed up for emergency alerts and communications (%)	34% (12,068)	2021	80%	100%	Watertown Police
Businesses signed up for emergency alerts and communications (# of businesses)	2,749 (need to ID total # of businesses)	2021	80%	100%	Watertown Police
Customer-hours of weather-related power outages	28,965	Average 2018-2020	14,000	0	Eversource Outage Accident Reports to DPU
Number of residents served by resilience hubs annually	New Metric				

Most Recent Data	Updated Source	Proposed Update Frequency
	n/a	5 year
48.3%	Unchanged	1 year
	n/a	5 year
5,199	Unchanged	1 year
	n/a	n/a

--- New columns added for this report



Public Health & Community Preparedness

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Questions?

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the report of the Committee on Public Works from its meeting on
December 15, 2025

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	__X__	_____	_____
LISA J. FELTNER	__X__	_____	_____
JOHN G. GANNON	__X__	_____	_____
NICOLE GARDNER	__X__	_____	_____
EMILY IZZO	__X__	_____	_____
THEOPHILUS OFFEI	__X__	_____	_____
ANTHONY PALOMBA	__X__	_____	_____
VINCENT J. PICCIRILLI JR.	__X__	_____	_____
MARK S. SIDERIS, COUNCIL PRESIDENT	__X__	_____	_____

Motion to approve the action item from the report of the Committee on Public Works from its meeting on December 15, 2025



Watertown City Council Committee on Public Works

Councilor Piccirilli-Chair, Councilor Feltner-Vice Chair, Councilor Palomba- Secretary

Committee Report of December 15, 2025 Meeting Presented to the City Council on January 13, 2026

Meeting of the Committee on Public Works on Monday, December 15, 2025 at 6:00 PM in the City Council Chambers with zoom capacity. Public comments could be submitted to apalomba@watertown-ma.gov.

Purpose of the meeting was to review and make recommendations on the Hazard Mitigation Action Plan (Plan).

Present: Councilors Vincent Piccirilli, Lisa Feltner, and Anthony Palomba, Committee on Public Works, Fire Chief Ryan Nicholson, Watertown Fire Department, Martin Pillsbury, Senior Environmental Planner and Jennifer Mallitsch, Emergency Preparedness Specialist, Metropolitan Area Planning Council (MAPC), and Eugenie Johnston and Libby Shaw from Trees for Watertown. Also, on zoom were residents Donald MacDonald, E.B. Dussan, Fritz Smith, and Maria Pia Sanchez. Councilor Palomba reported that there were no emails submitted to the Committee prior to the meeting.

Chief Nicholson introduced Mr. Pillsbury and Ms. Mallitsch from the Metropolitan Area Planning Council (MAPC), who reviewed a slide show presentation, **“Watertown Hazard Mitigation Plan Update – Public Meeting #1” (Presentation)**. The Presentation is attached.

Highlights from the Presentation

- The Federal Mitigation Act administrated by the Federal Emergency Management Agency (FEMA)) provides guidelines for local Plans that are to address resilience before a disaster. Watertown’s Plan is updated every 5 years with revised data and community priorities. Approved Plans are required for a city or town to be eligible for FEMA mitigation grants.
- The focus of the Plan is to reduce “impacts of natural hazards through strategies including policy, projects and programs”. The Plan answers the questions: What preventative actions are being taken now to reduce risks and damages? and What additional actions can be taken in the future to increase resilience? A Plan would address some or all of the following: flooding, wind events, winter hazards, geologic hazards, wild fires, and extreme temperatures and drought.
- One of the goals of a Plan is to break the cycle of “Disaster, Rebuild, Disaster, Rebuild”. In doing this it is important to use well established techniques for hazard mitigation including prevention, property protection, public education, protection of natural resources, structural projects, and emergency services protection.
- It is important to recognize that a form of hazard mitigation is “adapting to the expected impacts of climate change”.
- MAPC has created a public survey to elicit information from the Watertown residents which will be publicized via the City’s local media platforms and the City’s weekly “What’s Up Watertown” newsletter. The survey is attached. They have also created a Hazard Identification and Mapping tool and conducted an Assessment of Risks & Vulnerabilities.

- This meeting in front of the Committee on Public Works is the first public meeting where initial information was presented. MAPC will prepare a Draft Plan and present it for feedback at meetings of Watertown's Local Team which includes representatives from the following City Departments – Planning, Health, Fire, Police, and Public Works.
- The Presentation included information that will be used in preparing the draft Plan such as a review of City facilities, the City's infrastructure, and community facilities, examples of local hazard areas in the City, and examples of existing mitigation measures.
- The Presentation also listed Next Steps which included: a final meeting with the Local Team in January, a second public meeting which would be a City Council meeting most likely in March at which time the members of the Council and the public can comment on the draft Plan, a Finalized Plan that will be available on-line for additional public comment, submission of the Finalized Plan to the Massachusetts Emergency Management Agency (MEMA) and FEMA in April, and eventual adoption of the Final Plan by the City.

Following the presentation members of the Committee had a few clarifying questions and residents spoke about the value of trees as a source of heat mitigation and the relationship between avian influenza and flooding.

Councilor Feltner made the following motion:

The Committee Public Works requests that the City Council President schedule an informational presentation allowing public comment of the draft MAPC plan at a future City Council meeting.

The motion was seconded by Councilor Palomba and passed 3 – 0. The meeting adjourned at 6:57 PM and the minutes were prepared by Councilor Palomba

Watertown Hazard Mitigation Plan Update

Public Meeting #1

December 15, 2025

Watertown Public Works Committee

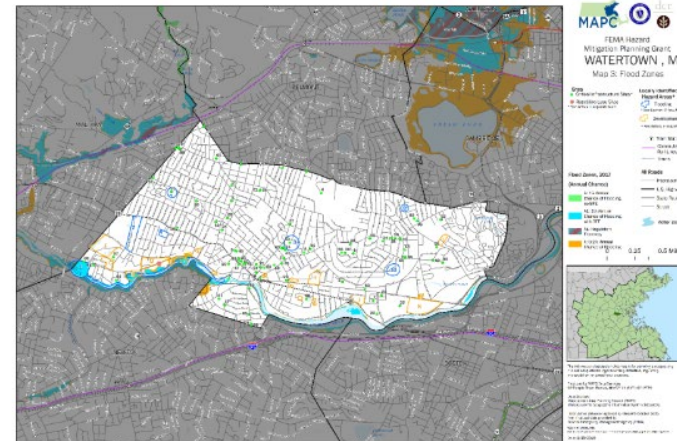
Martin Pillsbury and Jenifer Wallitsch
Metropolitan Area Planning Council

Background: Hazard Mitigation

Overview of Hazard Mitigation Planning

- **Disaster Mitigation Act:**
FEMA guidelines for local Hazard Mitigation Plans
- **Pre-Disaster Mitigation:** plan for resilience before disaster
- **5-year plan update cycle:**
Update plan data and community priorities
- **FEMA grant eligibility:**
Approved plan required for FEMA mitigation grants

TOWN OF WATERTOWN HAZARD MITIGATION PLAN 2019 UPDATE



MAPC 50 YEARS
METROPOLITAN AREA PLANNING COUNCIL
URBAN GROWTH AND REGIONAL COLLABORATION

FINAL PLAN
Approved by FEMA
May 8, 2019

Overview of Hazard Mitigation Planning

Reducing impacts of natural hazards through strategies including policy, projects, and programs.

1. What preventative actions are being taken **now** to reduce risks and damages?
2. What **additional** actions can be taken in the future to increase resilience?

A plan for Multiple Natural Hazards



Flooding (coastal and inland)



Wind events (thunderstorms, hurricanes, tornadoes)



Winter hazards (blizzards, nor'easters)



Geologic hazards (earthquakes, landslides)



Wild Fires



Extreme temperatures and drought

Breaking the Cycle of Disaster & Rebuilding



Techniques for Hazard Mitigation

Prevention (*planning and zoning*)

Property Protection (*building elevation*)

Public Education (*public outreach*)

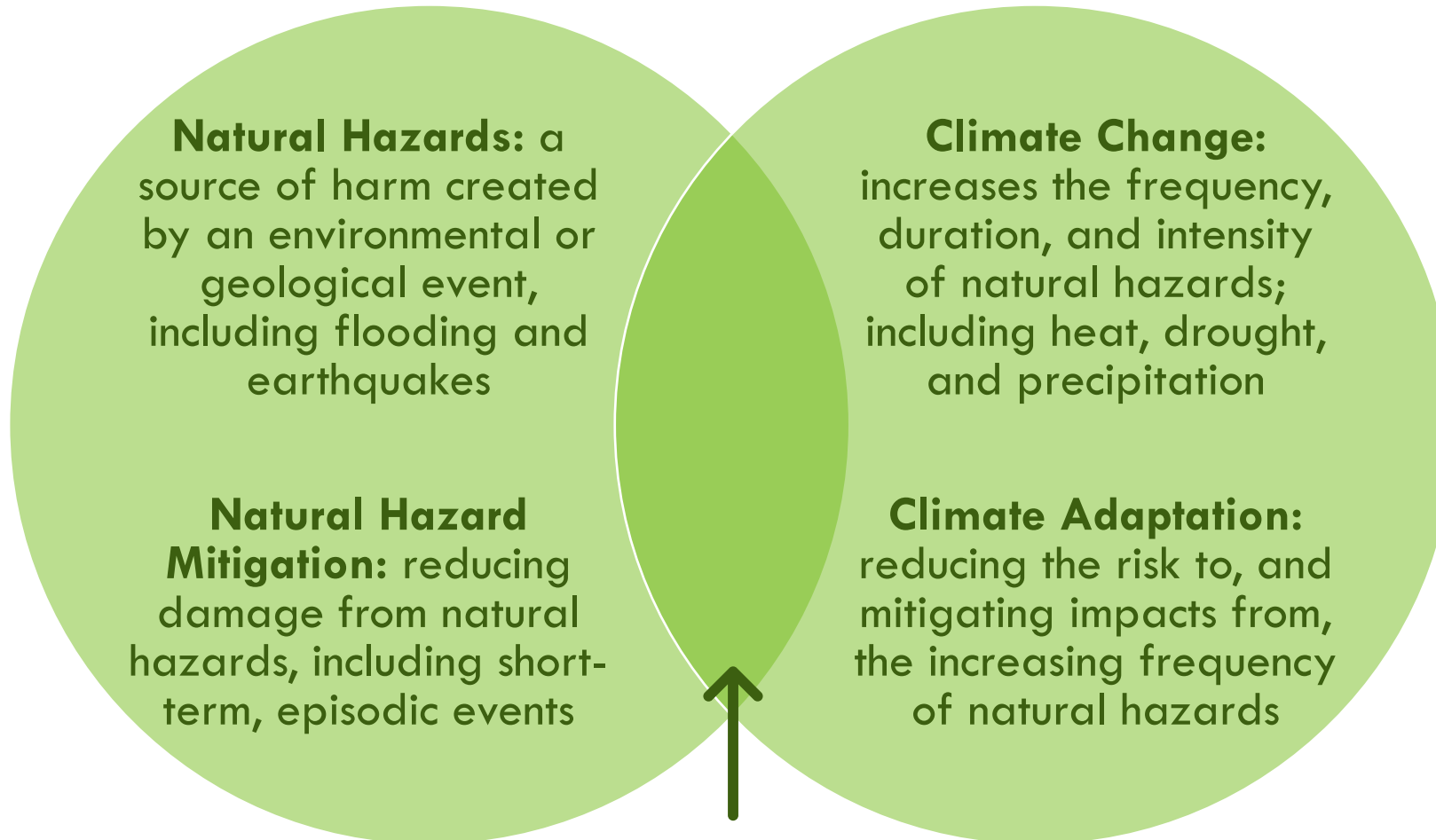
Protect Natural Resources (*wetlands, floodplains*)

Structural Projects (*culverts, pumps, dams*)

Emergency Services Protection
(*protection of emergency facilities & infrastructure*)



Natural Hazards and Climate Change



Adapting to the expected impacts of climate change is a form of hazard mitigation

The Planning Process

Plan Development Process



Process Guided by the Local Hazard Mitigation Team

Local Team Role:

- Participate in four meetings
- Establish and endorse project goals
- Provide updated data and local expertise
- Finalize mitigation actions for the final plan

Representatives from:

- Planning Department
- Health Department
- Fire Department
- Police Department
- Public Works Department

What We've Heard

What We've Heard: Examples of Critical Facilities & Infrastructure

Municipal Facilities

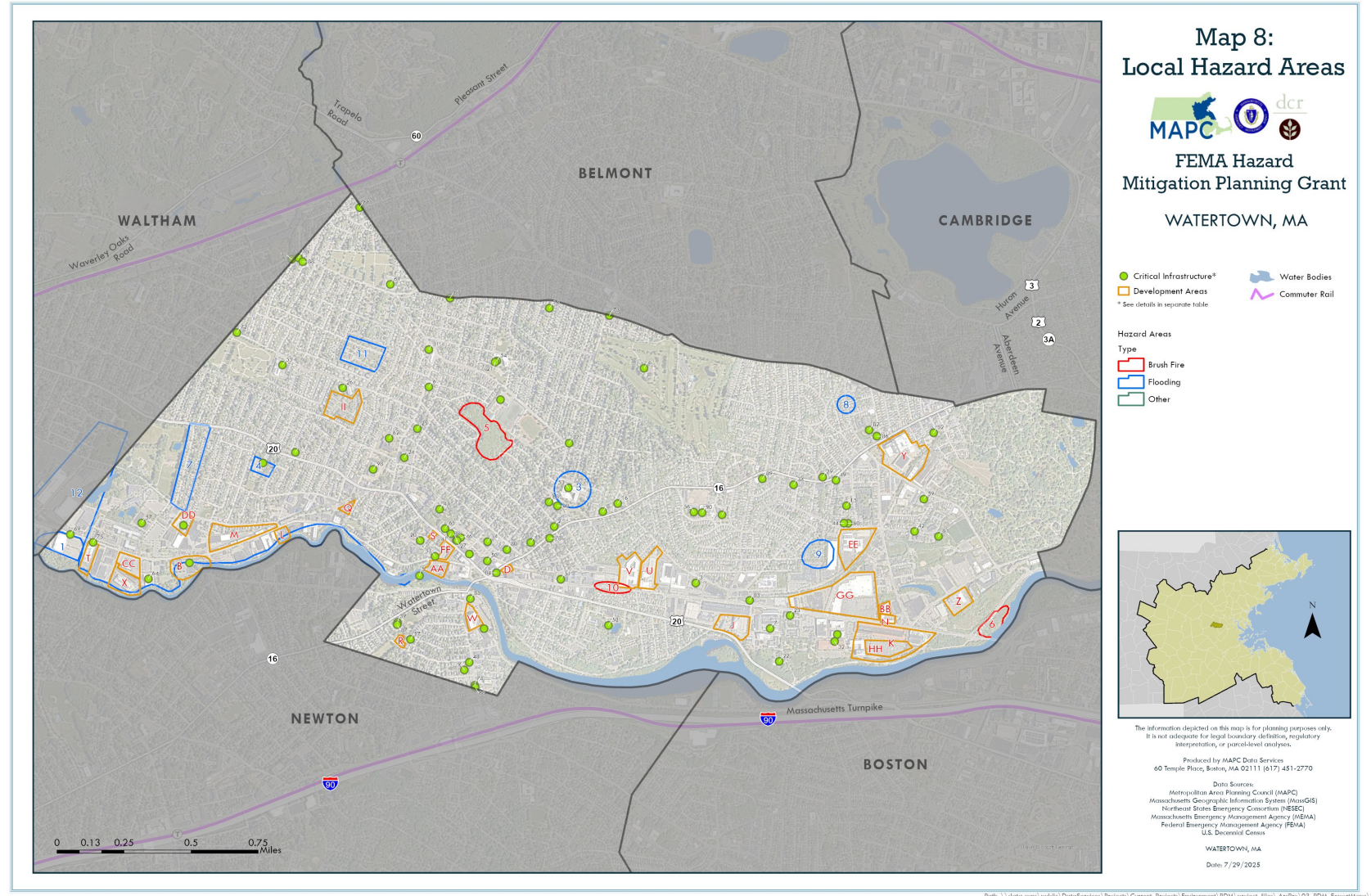
- City Hall
- Fire Station
- Police Station

Infrastructure

- Power Stations
- Watertown Dam

Community Facilities

- Watertown Schools
- Places of Worship
- Medical Facilities
- Places of Assembly



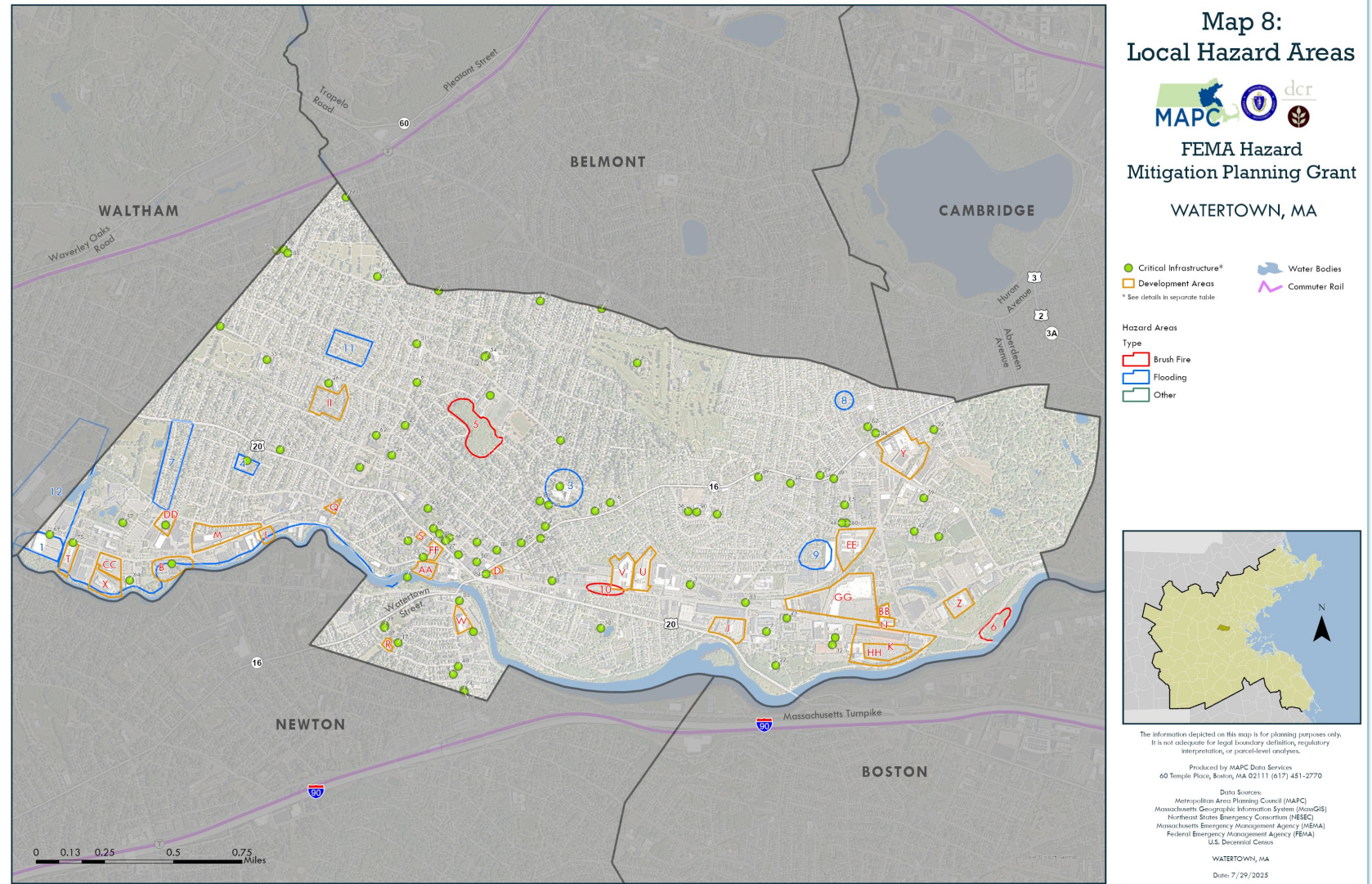
What We've Heard: Examples of Local Hazard Areas

Flooding areas:

- Rutland St
- New Police Headquarters
- Arlington St and Keith St
- Lauren St, Melendy Ave, and Oak St
- Charles River Banks

Other Hazards:

- **Brushfire** hazard at Whitney Hill, Wooded area off of Greenough Blvd, and Bike Path along Arsenal St and Pleasant St

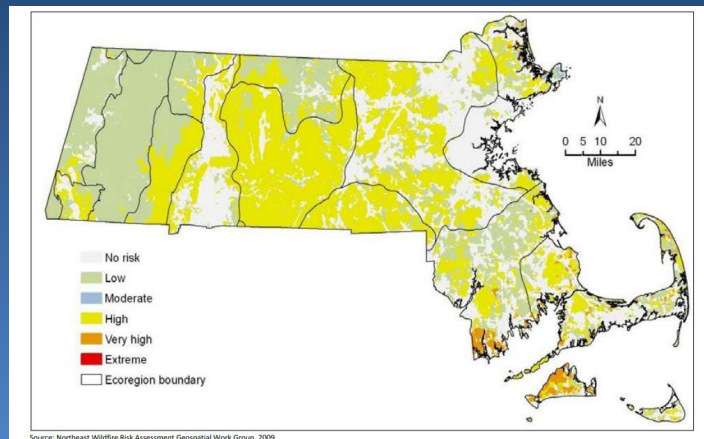


Other Natural Hazards

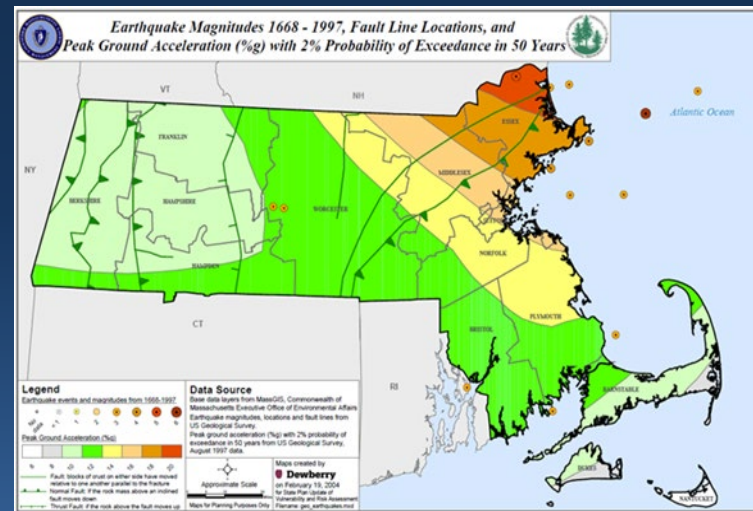
Extreme Heat

		Temperature (°F)															
Relative Humidity (%)		80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110
	40	80	81	83	85	88	91	94	97	101	105	109	114	119	124	130	136
	45	80	82	84	87	89	93	96	100	104	109	114	119	124	130	137	
	50	81	83	85	88	91	95	99	103	108	113	118	124	131	137		
	55	81	84	86	89	93	97	101	106	112	117	124	130	137			
	60	82	84	88	91	95	100	105	110	116	123	129	137				
	65	82	85	89	93	98	103	108	114	121	128	136					
	70	83	86	90	95	100	105	112	119	126	134						
	75	84	88	92	97	103	109	116	124	132							
	80	84	89	94	100	106	113	121	129								
	85	85	90	96	102	110	117	125	135								
	90	86	91	98	105	113	122	131									
	95	86	93	100	108	117	127										
	100	87	95	103	112	121	132										
Category		Heat Index				Health Hazards											
Extreme Danger		130 °F – Higher				Heat Stroke or Sunstroke is likely with continued exposure.											
Danger		105 °F – 129 °F				Sunstroke, muscle cramps, and/or heat exhaustion possible with prolonged exposure and/or physical activity.											
Extreme Caution		90 °F – 105 °F				Sunstroke, muscle cramps, and/or heat exhaustions possible with prolonged exposure and/or physical activity.											
Caution		80 °F – 90 °F				Fatigue possible with prolonged exposure and/or physical activity.											

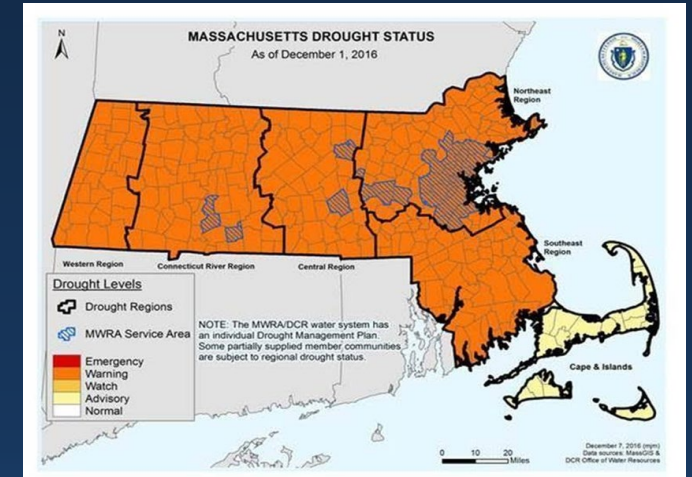
Wildfires



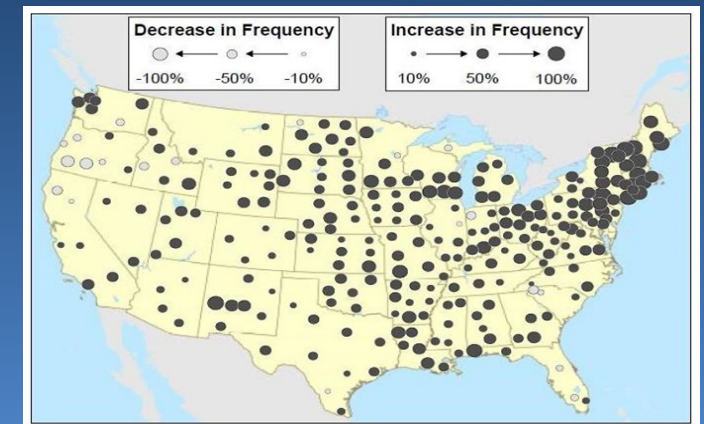
Earthquakes



Drought



Extreme Precipitation



Wind & Winter Hazards: Nor'easters/Blizzards

Storm Event	Date
Severe Winter Storm and Snowstorm	March 2018
Severe Winter Storm, Snowstorm, Flooding	January 2015
Severe Winter Storm, Snowstorm, Flooding	February 2013
Hurricane Sandy	October/November 2012



What We've Heard: Examples of Existing Mitigation Measures

Multiple Hazard Mitigation:

Comp. Emergency Management Plan (CEMP)

Flood Mitigation:

- Catch Basin Cleaning
- Participation in the National Flood Insurance Program (NFIP)
- Drainage system maintenance
- Wetlands Protection
- Open Space Residential Design (OSRD)
- Street Sweeping

Brush Fire Mitigation:

- Outdoor burning prohibited

Winter Hazard Mitigation:

- DPW conducts standard snow operations.

Wind Mitigation:

- Tree Maintenance Program
- MA State Building Code

Next Steps

Next Steps for Developing the Plan

1. 4th Local Team Meeting – Finalize Mitigation Strategy (January)
2. 2nd Public Meeting – Present Draft Plan, public comments (March)
3. Finalize Plan – submit it to MEMA & FEMA (April)
4. City Adoption of Final Plan

After FEMA approval of the plan, Watertown will be eligible for FEMA grants for hazard mitigation projects

We want to hear from you: please take our brief survey!

We are interested in:

- 1. What hazards you are most concerned about***
- 2. How hazards have impacted you***
- 3. What mitigation you would like to see the City consider***

Scan the survey QR code here:



Thank You!

Questions and Comments may be sent to:

Martin Pillsbury and Jenifer Wallitsch

MAPC

WatertownResilience@mapc.org

Survey:



City of Watertown Hazard Mitigation Plan (HMP) Update Public Survey

The City of Watertown experiences natural hazard impacts including flooding and increasingly frequent and severe storms. To prepare for these hazards, the Town was awarded funding from the Federal Emergency Management Agency (FEMA) to update the 2019 Hazard Mitigation Plan (HMP). By completing this project, the City will be eligible to apply for federal FEMA grants to support the implementation of hazard mitigation projects

We want to hear from you! This survey will take approximately 10 minutes to complete, and will close on January 31st, 2026.

Thank you for your participation.

What is your connection to the City? Please select all that apply.

- ☐ I own a home in Watertown
- ☐ I rent an apartment in Watertown
- ☐ I work in Watertown
- ☐ I own a business in Watertown
- ☐ I often visit Watertown
- ☐ Other (please specify below)

What brought you to this survey?

☐ I heard about the survey during the public meeting in December

☐ I read about the survey on the City website.

☐ I learned about the survey in an email.

☐ Other (please specify below)

What natural hazards are you most concerned about? Please rank the following options from most concerning (top of the list) to least concerning (bottom of the list).

Flooding



Drought



Extreme heat



Extreme wind events



Winter weather



Fire



How have these hazards impacted you? Stories might include flooding near your home or wind events that downed trees.

Which hazard mitigation strategies are most important to you? Please select your top three priorities.

- ☐ Modeling and data analysis to project future conditions in Watertown
- ☐ Public outreach, education, and engagement related to natural hazards
- ☐ Updating bylaws and regulations to incorporate resiliency considerations
- ☐ Designing resilient infrastructure such as roads, bridges, and buildings
- ☐ Designing resilient green infrastructure, nature-based solutions, and public open space
- ☐ Strategies that promote community resilience and support the City's most vulnerable residents
- ☐ Other (please specify below)

Is there anything else you want to share to help inform the Hazard Mitigation Plan update?

Thank you for contributing to the HMP update! Stay tuned for future updates!

Demographic Information (Optional)

We're collecting demographic information to ensure we are getting input from a representative cross section of the community. All of the questions below are optional and will not be identified to you.

What is your age?

☐ 18 or under

☐ 19 - 34

☐ 35 - 49

☐ 50 - 64

☐ 65 - 74

☐ 75 or older

What race or ethnicity do you identify as?

☐ Black or African American

☐ Asian

☐ Hispanic or Latino

☐ Native American or Alaska Native

☐ Native Hawaiian or Other Pacific Islander

☐ Middle Eastern, Arab, or North African

☐ White

☐ Other

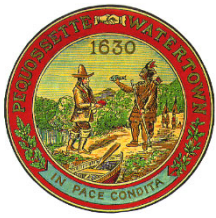
What is your household income?

- ☐ Under \$15,000
- ☐ \$15,000 - \$34,999
- ☐ \$35,000 - \$74,999
- ☐ \$75,000 - \$99,999
- ☐ \$100,000 - \$149,999
- ☐ \$150,000 or more

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the report of the Committee on Economic Development and Planning
from its meeting on December 16, 2025



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Report of the Committee on Economic Development and Planning Meeting Date: December 16, 2025

The Committee convened on Tuesday December 16, 2025, at 5:30 pm in the Richard E. Mastrangelo Council Chamber, as a hybrid meeting with remote participation by zoom. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. Staff present were Deputy City Manager Emily Monea, City Manager George Proakis (by zoom), and Council Analyst Doug Newton. Also present were President Mark Sideris, Councilors Anthony Palomba, and residents Jamie Gordon, Sam Ghilardi, Deborah Peterson, Jacky van Leeuwen, and by zoom Lise Paul, Adam Schultz, and Jeremy Mendelson.

The purpose of the meeting was to discuss qualifications and qualities for the Assistant City Manager for Community Development and Planning, per Charter Article 3 Section 3A.

Mr. Proakis began by stating the job was already posted, and he has been getting resumes to begin interviews in January. He is not looking to change either the job description or the organizational structure. There are four key elements that he is looking for:

1. Manager of staff of 25.
2. Making a compelling presentation of the city's vision.
3. Understand the walkable community design vision.
4. Address public/private partnerships.

He also noted that Mr. Magoon agreed to participate in the first round of interviews, and will have a role in the transition process.

Councilor Gannon listed his priorities:

1. Experience in affordable housing and implementing the Watertown Square plan.
2. Familiarity with tools of the trade.
3. Experience with public policy.

Councilor Piccirilli listed his priorities, in the two parts of the job:

As Planning Director, someone with the demonstrated ability to do the following:

1. Affordable Housing - experience in incentives for more affordable housing.
2. Commercial Development - For big business, skills in negotiating the post-biotech boom for new growth. For small business, skills in creating a vibrant street scene by attracting restaurants and other experience businesses.
3. Historic Preservation and Open Space – ability to balance the demands of redevelopment with the need to preserve the desirable nature of Watertown by preserving historic buildings and open green space.
4. Transportation – skills to meet our public transit goals, and balance the shared use of our public roads.

As Assistant City Manager, someone with the demonstrated ability to do the following:

1. For the Watertown Square plan – being able to execute the vision approved by the City Council.
2. A great communicator who makes sure all voices are heard when seeking public input.
3. An effective manager, making sure projects are completed efficiently and timely.

Councilor Feltner noted constituent requests for a focus on our climate action plan, and listed more priorities:

1. Strong management skills, with coordination across departments and implementation of approved plans.
2. Commitment to ongoing training of staff.

Committee on Economic Development & Planning, Report of December 16, 2025

3. Demonstrated ability to build community from diverse input, and a commitment to strong neighborhoods.
4. Determine how the new structure of our events team fits into our overall strategic plan and support of the Commander's Mansion.

Councilor Palomba spoke about two priorities:

1. Experience of managing people to provide effective services to the community, seeking public ideas and feelings.
2. Keeping an eye on what areas need more support and resources.

President Sideris spoke about how this is a complicated position. Teamwork is important, but it also requires a good working relationship with the public. They also need to understand the role of the City Council in setting policy and how that affects our visioning and implementation of plans.

Councilor Gannon added that it is important that they have a background in city, state, or regional government, particularly Massachusetts, and have experience in developing regional solutions for public transit and affordable housing.

Next, the Committee took public comments:

- Jacky van Leeuwen read a Watertown Housing for All letter, emphasizing housing affordability. She also believes the city needs more staff for housing.
- Sam Ghilardi said the candidate should continue the city's commitment to new growth, as aligned with our plans, and should also have creative thinking about our neighborhoods.
- Deborah Peterson read a letter from Watertown Faces Climate Change, emphasizing commitment to public input and process, leadership on transportation, and the walkability study for Watertown Square economic growth.
- Lise Paul reiterated how important transit is for Watertown, with last mile options, how to share the streets, and implementing the mobility study recommendations.
- Jeremy Mendelson spoke about the need to focus on transportation and housing.
- Jamie Gordon spoke about how Steve Magoon worked with the public and was always available to talk to the public, and was open to new ideas, and the new candidate should have the same characteristics. Steve also was a county planner in his previous job, which she thinks was helpful.

Manager Proakis will take all comments into consideration when screening applications and conducting interviews for this position. He noted it requires a strong role as an assistant city manager as discussed and posted in the job description. The letters that were read, as well as all email correspondence received, are attached.

The meeting adjourned at 6:24 pm.

Report prepared by Vincent Piccirilli

To: Committee on Economic Development and Planning

Cc: City Council

Re: Qualifications and Qualities for the Assistant City Manager for Community Development and Planning

From: Deborah Peterson

Date: Dec 14, 2025

Thank you for the opportunity to speak about qualities to look for in a new Assistant City Manager for Community Development and Planning. I would like to recommend :

- Experience and commitment to public input and engagement. Demonstrated ability to generate public input and used it constructively.
- Ability to bring leadership to transportation initiatives with a focus on mobility shift.

I find myself feeling wistful that Steve Magoon should be leaving us. I've been involved in many initiatives over many years that have been enabled, boosted and hosted by Steve at DCDP. These include the path between Grove Street and School, the Community Path Plan, and its evolution into a reality, the roll-out to businesses of the plastic bag ban, three beautiful and lasting murals, and the creation of the Public Arts and Culture Committee. I sigh when I count the years and think back at how each unfolded. Steve was there; would always take a minute to talk when we passed by his office with a question or concern, would lend space and resources, use his influence with the community or DPW and help grease the wheels of these projects. These projects all started with the vision of a cadre of local residents. It is an important part of planning.

The other perspective I bring to this search is as an advocate for our climate goal of reducing car miles. Addressing this goal lies squarely in DCDP and needs leadership from the top. It requires a paradigm shift in approaching new development, with an emphasis on transit and walkability, and density, and shared spaces and energetic engagement and high level advocacy with the MBTA and other regional entities. Outside DCDP and inside, it requires a hard look at established practices and resources throughout the City. And it will require working across departments. The recently released Mobility Study is welcome and fulfilling it's potential will require leadership, guidance, and exertion from the top.

Reducing car miles is more than a climate goal. It is in fact what many people yearn for in a community –resources, schools, stores, recreational facilities, services, restaurants, institutions and neighborhoods accessible without a car. It enhances community connections and identity. It improves the quality of life. It is a way of life that many young people embrace and a way of life for many who live without a car because of disability, age, or finances. We CAN make a way of life for all of us.



Outlook

Public Comment for 12/16 Committee on Economic Development and Planning

From Kevin Ryan <ryan.kev43@gmail.com>
Date Tue 12/16/2025 9:08 AM
To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Hi Vinny,

I live at 80 Edgecliff Rd and I would like for the following comment to be read into the public record at the 12/16 Committee on Economic Development and Planning concerning Discuss Qualifications and Qualities for the Assistant City Manager for Community Development and Planning:

As last year's Health and Human Services study laid out, housing affordability and security is our City's most pressing need. Since updating our City's housing related policies and encouraging housing development is a priority, the new Assistant City Manager for Community Development and Planning should have extensive expertise in housing policy and housing development and affordability should be his top priority.

Thank you,
Kevin

--

Kevin Ryan
(413) 626-8759
Ryan.Kev43@gmail.com



Outlook

Qualifications/Qualities for New Asst City Manager

From Jacob Smith <jrsmith@uwalumni.com>

Date Tue 12/16/2025 10:58 AM

To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Please read into the public record:

My name is Jacob Smith and I live on Hosmer St. in District A. I would encourage the council to prioritize assistant city manager candidates with housing expertise, especially in regards to affordable housing. Housing affordability is already a concern for many in Watertown and given the long lead times necessary for adding additional units, this is an issue the city needs to address sooner rather than later. Thank you.



Outlook

Assistant City Manager for Community Development and Planning

From Brian Ho <anhbrian@gmail.com>**Date** Tue 12/16/2025 12:52 PM**To** Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Hello!

My name is Brian Ho and I live on 31 Elton Ave. I wanted to express how important it is for our new Assistant City Manager for Community Development and Planning to be an expert in creating more affordable housing in our city. Housing insecurity is a top concern for me and people within my circle.

Not only do we need a greater supply of housing units in general, it's really important that new units are considered "social housing." Whether it be a mission-driven nonprofit or Watertown Housing Authority, it's important that we are focusing on units that are not subject to market forces. We need more housing that is below-market rate and managed by entities that prioritize affordability in our community.

Thank you!



Outlook

New Asst City Manager Search

From Stephanie Morgan <steff.morgan@gmail.com>

Date Tue 12/16/2025 1:17 PM

To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

I would like the following to be read into the public record:

I am a Watertown resident (Hosmer St. in District A) writing to encourage the city council to focus their search for a New Asst City Manager on candidates with strong experience/expertise in affordable housing. Housing is a critical topic for our city and our leadership should reflect this.

Thank you
Stephanie



Outlook

Asst City manager qualifications

From Adam Schultz <aeschultz22@gmail.com>

Date Tue 12/16/2025 5:12 PM

To Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>

Please read into the public record.

I am writing to urge this body that the incoming assistant city manager prioritize and pursue affordable housing solutions that make our city the vibrant and inclusive place we want and need it to be. Whoever they are, they must care about housing the people who live and work in Watertown and have the expertise to implement strategies with city, regional, and state actors. We have been doing a great job in recent years building more and increasingly prioritizing the affordability of the city, but there is more work to do.

Thank you,
Adam Schultz
32 Whites Avenue Apt E552
Watertown, MA 02472

Housing For All Watertown's Steering Committee would like to share our view on the qualifications and qualities we hope to see in the next Assistant City Manager/Director of Community Development and Planning:

- 1) A recognition that housing is the thing that makes our community vibrant and a commitment to addressing the housing shortage in Watertown.
- 2) A commitment to the city's leadership role building housing as part of the MBTA communities act, but also committing to making the city a leader in affordable housing construction.
- 3) A willingness to try new ideas and work to improve inefficient or outdated rules and processes that slow down our ability to build housing and prevent residents from making changes to their homes so they can stay in town.
- 4) Experience leading teams to continue developing DCDP's capacity to handle planning work in-house, without having to hire consultants.
- 5) An understanding that conserving our neighborhoods means finding ways for our friends and family and neighbors to stay in town, even if buildings have to change.
- 6) A openness to out-of-the box thinking to expand the City's financial commitment to the AHT.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 6, 2026

RE: Request for Confirmation – Appointments to the Environment & Energy Efficiency Committee

In accordance with the provisions of the Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions and Committees, I am transmitting herewith a request for appointments to the Environment & Energy Efficiency Committee which requires Council confirmation.

- Susan LaDue - Appointment as a member of the Environment & Energy Efficiency Committee to a term expiring November 15, 2028
- Laurel Schaider - Appointment as a member of the Environment & Energy Efficiency Committee to a term expiring November 15, 2028

Thank you for your anticipated cooperation in this matter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: January 7, 2026

RE: Notification to Commence Successor Contract Negotiations

Pursuant to Section 2A of the City Manager's contract, I am formally providing notification that I would like to commence negotiations for a successor agreement.

It has been my honor to serve as Watertown's City Manager since August 2022, and I remain committed to supporting the Council's goals, advancing the community's priorities, and continuing the important work we have undertaken together. I look forward to engaging in a constructive and collaborative negotiation process at the Council's convenience.

Congratulation City Councilors and President Sideris on your elections and wishing you well in this new term.

Given the climate goals we've set and the metrics in tonight's report, the following actions are crucial if we are to meet our goals:

1. The BERDO. Many of you said that you wished to wait to see the results of our state mandated reporting for big buildings before addressing the BERDO. Watertown's reporting rate was about 15%, while the cities around us with BERDOs had about a 98% reporting rate. And of our 15%, about half of those buildings are our public buildings, with Silas sending in the data. This means Watertown had about 7-8% reporting rate. The Climate and Energy metrics make clear, but so do these figures, that we need a BERDO.
2. We will not reach our Natural Resources goal, which includes our urban forest goal if we do not have a tree ordinance. One was submitted years ago by WE3C. It is that version that needs to come before you. Most of our carbon sequestering green space is privately held and completely unprotected. In fact, a great example is 45 Maple Street. It had the only tree—a magnificent oak—in an area formed by Maplewood, Templeton and Edgecliff. This tree was chopped down to make room for a building that covers the entire lot—a building that doesn't fit in with the neighborhood. This area will most likely be a heat island. Such behavior is making it harder, not easier, to meet our climate goals, our urban forest goals, and our green space goals.
3. Our solar goals could be more easily reached if we passed an expanded solar ordinance, which has been languishing for over a year. Not only should the size of the coverage of a roof be increased, but no building should be permitted without requiring solar installations. This expansion includes residential buildings such as single families, small multi-family buildings, and small commercial buildings. Recently, I was watching a documentary on the fires in California. To meet fire-proof standards and qualify for insurance, all new buildings must have metal roofs—roofs that cannot be vented. And yes, metal, non-vented roofs can be covered with solar arrays. There's no excuse for not requiring all our roofs to be covered to the maximum—and built to take advantage of the energy the sun provides.
4. I don't know if there's an ordinance banning the use of gas driven lawn care equipment in Watertown, but if there isn't, there should be.

There are other actions to be taken, but these will help our metrics if we wish to meet the goals of the Climate and Energy Action plan. We're in a tough political climate right now, which includes invading other countries and kidnapping their leaders to increase our fossil fuel use. These are steps of resilience and hope that we can take.

Thank you.

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: JANUARY 13, 2026**

	YES	NO	PRESENT
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
THEOPHILUS OFFEI	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to adjourn